

For sale in the heart of the Marais Poitevin, charming exposed stone house of 156 m². Three bedrooms.



INFORMATION

Town:	Coulon
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	156 m ²
Plot Size:	0 m ²



IN BRIEF

Stone house of 156 m² located in the heart of a tourist village offering a sought-after and authentic living environment.

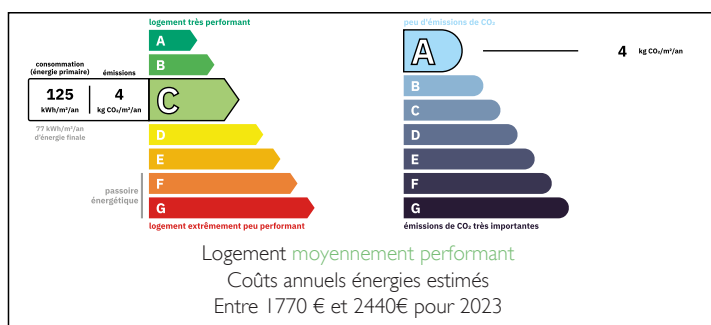
This charming semi-detached house boasts spacious rooms and a warm atmosphere, ideal as a primary residence, vacation home, or rental investment.

On the ground floor, a welcoming entrance hall, a large living room with an open fireplace, a dining room with a fireplace, a fitted and equipped kitchen, a WC, and a functional utility room.

Upstairs, three bedrooms with storage, a laundry room, a WC, a shower room, and a storage cupboard.

This characterful house retains its original charm and enjoys a prime location in the heart of the village, with shops and amenities within easy walking distance.

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Discover this spacious and functional house, ideal for a family seeking comfort and generous living areas.

The 7 m² entrance hall leads to a pleasant and bright living space. The 24 m² living room offers a comfortable setting for relaxation. The 22 m² dining room provides ample space for entertaining and enjoying convivial moments. A WC is also located on this floor. The well-proportioned 17 m² kitchen is complemented by a 7 m² utility room, offering ample storage and practicality.

Upstairs, a 5 m² landing provides access to all the rooms. Here you will find a 9.36 m² laundry room, a separate 2 m² WC, and a 7 m² bathroom. The sleeping area comprises three bedrooms: one 19 m² bedroom and two 13 m² bedrooms, offering comfort and tranquility.

This house stands out for its balanced proportions, functional layout, and potential for customization. It represents a great opportunity for a family project.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 150 EUR

NOTES