

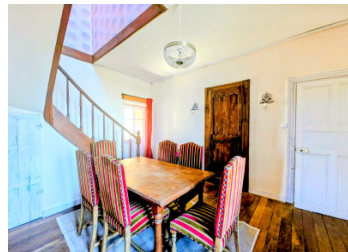
## Charming 3 Bedroom village house with generous Garden – Saint-Martin-du-Fouilloux, Deux Sevres

EXCLUSIVE



## INFORMATION

Town:	Saint-Martin-du-Fouilloux
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	3330 m2



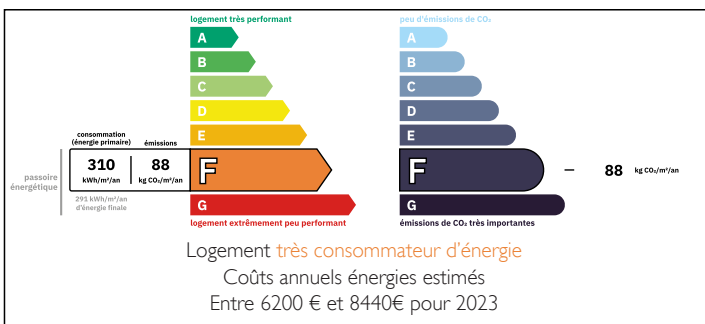
## IN BRIEF

Located in Saint-Martin-du-Fouilloux, this semi-detached character home sits on 3,330m<sup>2</sup> of land and offers spacious accommodation throughout. The ground floor features a large dining kitchen with wood panelling, leading to a utility room, bathroom and separate WC. A few steps up from the kitchen is a dining room opening into a cosy sitting room with wood burner.

Upstairs are three bedrooms, including one en-suite, plus an additional WC. The property benefits from oil-fired heating, mains drainage, and a garage.

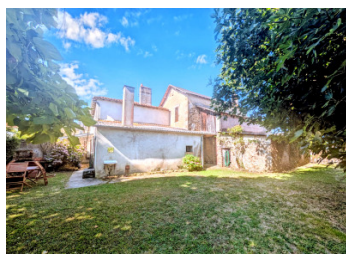
Ideally situated just 15 minutes from Parthenay and 45 minutes from Poitiers with airport and rail links to Paris.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Set in the quiet rural village of Saint-Martin-du-Fouilloux, this semi-detached property offers generous living space, charming period features, and an impressive plot of approximately 3,330m<sup>2</sup>.

The house is arranged to provide both practicality and character. The main entrance opens into a substantial kitchen with dining area, where wood panelling adds warmth and a traditional feel. This central room connects directly to a large utility space, along with a ground floor bathroom and separate WC.

From the kitchen, a small change in level leads to a separate dining room, creating a natural division of living areas. This room flows through to a comfortable lounge featuring a wood-burning stove, making it an inviting space throughout the year.

On the first floor, there are three bedrooms in total, including a main bedroom with en-suite facilities. An additional WC serves the remaining rooms, offering convenience for family living or guests.

The property is fitted with oil-fired central heating and benefits from mains drainage. Outside, the sizeable garden provides plenty of scope for outdoor activities, gardening projects, or simply enjoying the peaceful surroundings. A garage adds further practicality for storage or parking.

Located just 15 minutes from Parthenay, the property enjoys easy access to everyday amenities, while the city of Poitiers is reachable in around 45 minutes, offering an airport and direct rail links to Paris.

Offering space, character, and a convenient rural location, this property presents an excellent opportunity for a permanent home or a countryside retreat.

-----

## LOCAL TAXES

Taxe foncière: **967 EUR**

## NOTES