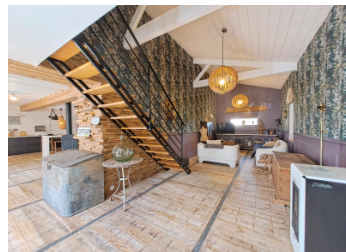


Stunning 3 bedroom property. High-End Renovation, Expansive Living Spaces.



## INFORMATION

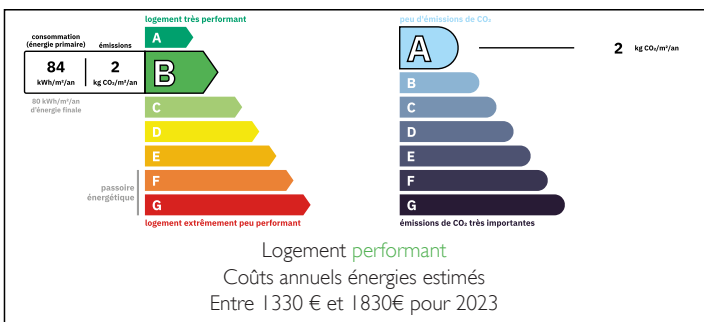
Town:	Villiers-Couture
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	218 m <sup>2</sup>
Plot Size:	2128 m <sup>2</sup>



## IN BRIEF

Set in a generous plot of over 2,000 m<sup>2</sup>, this exceptional property has been stunningly renovated with impeccable taste and the highest quality materials. A seamless blend of natural stone and contemporary design creates a home that is both elegant and effortlessly modern.

## 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

On the ground floor, the property opens into an impressive 75 m<sup>2</sup> salon, flooded with light and featuring an open-plan, fully modern kitchen, perfect for both everyday living and entertaining. A magnificent 28 m<sup>2</sup> bathroom offers a luxurious retreat, while a second lounge or dining room of 34 m<sup>2</sup> provides additional flexible living space. A practical laundry room is conveniently located next to the kitchen.

Upstairs, three well-proportioned bedrooms await, one of which benefits from its own annex shower room, adding comfort and privacy.

Outside, beautifully crafted wooden decking extends the living space, complemented by two brand-new wooden verandas that provide both shade and refined character. The expansive garden offers endless possibilities, while a large hangar completes this outstanding property.

A rare opportunity to acquire a home where charm, space, and modern sophistication come together in perfect harmony.

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES