

Spacious Character Stone Property with 4/5 Bedrooms, Outbuildings and Large Garden near Chef-Boutonne

EXCLUSIVE



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	207 m2
Plot Size:	3846 m2

IN BRIEF

Charming country house set in a peaceful rural location just 4 km from Chef-Boutonne, offering generous living space and excellent potential.

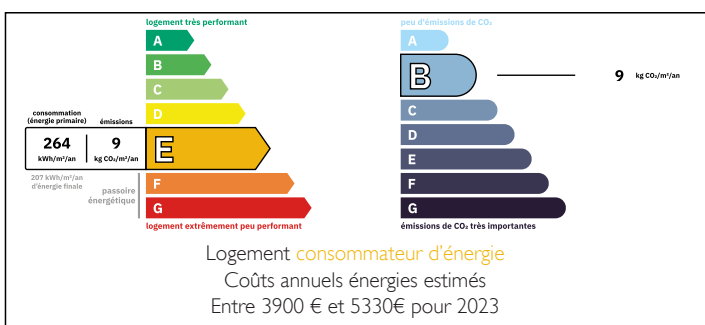
The property features a spacious 50.5 m² living room with fireplace, a characterful two-part kitchen with island and pellet stove, 4 or 5 bedrooms including two possible ground-floor bedrooms.

A 23 m² veranda opens onto a large garden of approx. 3,800 m² with mature trees and fruit trees. Numerous outbuildings, including barns and a workshop, provide great opportunities for storage, hobbies, or development projects.

Ample parking and a quiet setting close to local amenities make this an ideal family home or countryside retreat.



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.



LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES

DESCRIPTION

Located in a quiet rural setting just 4 km from the lively village of Chef-Boutonne, this charming property offers generous living space, extensive outbuildings, and a beautiful garden of approximately 3,800 m². Ideal for those seeking space, privacy, and potential for projects or a rural lifestyle.

Ground Floor:

A front garden with ample parking leads to the main entrance. You are welcomed into a bright and spacious living room of approximately 50.5 m², featuring a lounge area, dining space, fireplace, and wooden floors.

The kitchen is arranged over two rooms (approx. 20 m² and 11 m²) and includes bespoke units, a central island, a pellet stove, and high ceilings, creating an airy and functional space.

A back kitchen and pantry (approx. 9 m² in total) provide useful additional storage.

The ground floor also offers a bedroom of 14.5 m² with wooden flooring and a fireplace, a dressing room (4 m²), and a shower room.

An additional room of 11 m² can be used as an office or bedroom and includes an adjoining utility room with WC. This space was formerly a bathroom and could easily be converted back if desired.

A 23 m² veranda opens onto the rear garden, ideal for relaxing or entertaining.

First Floor:

A spacious landing leads to three bedrooms (approx. 10 m², 13 m², and 18 m²). One bedroom benefits from a private shower room, while the other two share a family bathroom. There is also a separate dressing room (6 m²).

Outbuildings and Exterior: