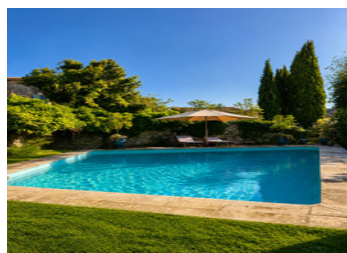


18th-century character property, heated pool and second renovation property in historic Exoudun



INFORMATION

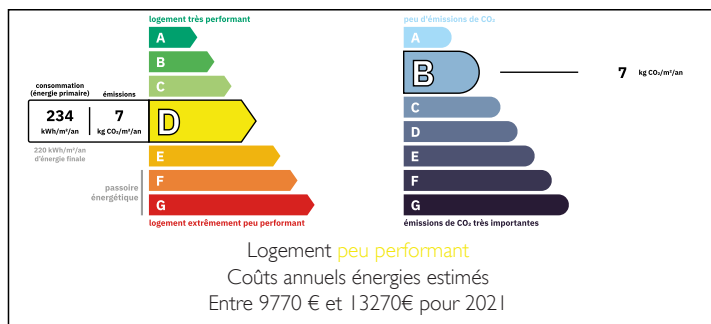
Town:	Exoudun
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	487 m2
Plot Size:	1878 m2



IN BRIEF

Situated in the heart of historic Exoudun, this exceptional 18th-century stone property combines period character, generous accommodation and exciting potential. The principal residence offers multiple reception rooms, six bedrooms, a heated asymmetrical swimming pool, enclosed landscaped gardens, workshops, outbuildings, bread oven and well. Original features including fireplaces, parquet floors, exposed stonework and traditional materials have been carefully preserved throughout. Included in the sale is a substantial second house dating from the 1700s, requiring renovation and featuring a remarkable stone spiral staircase, three ground-floor rooms, three bedrooms, attic space, courtyard, terrace and garage. Exoudun is a village rich in history and character, ideally located just 20 minutes from Saint-Maixent-l'École, around 30 minutes from Niort with rail connections to Paris, and approximately 90 minutes from the Atlantic coast.

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.



LOCAL TAXES

Taxe habitation: 3000 EUR

NOTES

DESCRIPTION

Rarely does a property of such character, scale and potential become available in the historic village of Exoudun.

Dating from the 18th century, the principal residence is an impressive stone-built manor house offering substantial accommodation arranged over four levels. Throughout the property, original features have been preserved, creating a home rich in atmosphere and authenticity. Fireplaces, traditional parquet flooring, period details and historic materials combine with modern comforts to create a unique family home.

The garden level includes a summer kitchen, shower room with WC, bedroom, cellar and a range of useful ancillary spaces including workshops, storage areas and outbuildings.

The principal living accommodation occupies the main floor and centres around a welcoming entrance hall. There are several reception rooms including two elegant salons, a study, a spacious living room and a large kitchen. Many of these rooms feature fireplaces and retain the character expected of a property of this period. An additional large room currently used for storage offers further possibilities for conversion or use according to requirements.

The first floor provides four generous bedrooms together with shower room facilities and additional storage.

On the upper level, a large mezzanine-style space, bathroom and fifth bedroom are complemented by extensive attic areas, offering further flexibility and potential.

Outside, the property continues to impress. The enclosed landscaped gardens are protected by stone walls, creating a private setting with virtually no overlooking neighbours. A heated asymmetrical