

Beautiful 4-bedroom country house with a large garden. Above ground pool. Stunning views of the countryside.



INFORMATION

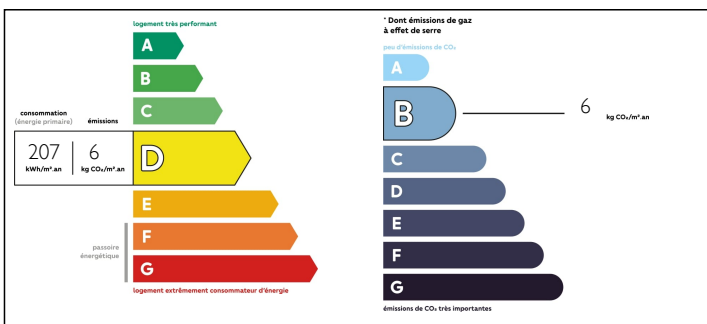
Town:	Plaine-d'Argenson
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	1540 m2



IN BRIEF

The house is bursting with charm and character, and has large living areas on the ground floor, with four bedrooms and two bathrooms upstairs. It has been beautifully renovated by the current owners and benefits from a large garden with a summer kitchen, terrace and an above-ground pool. Double glazing throughout the house and a recently conforming drainage system. Garage and outbuilding. Ready to move into immediately. A brand-new kitchen has just been fitted. It is located on the edge of a tiny hamlet with incredible views of the countryside. 8 km to Beauvoir-sur-Niort, with bars, restaurants, shops, large supermarket and all commerces. A 20 minutes drive to Saint Jean D'Angely, 22 km from Surgères with TGV connections to Paris (2 hours) and UK. Airports at La Rochelle 55 km, Poitiers 90 km, and Bordeaux 165 km. Less than an hour to the white sandy Atlantic beaches

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 foncière: **600 EUR**

NOTES

DESCRIPTION

Ground Floor:

LIVING ROOM 50 m² - Bright and airy with tiled floor, beamed ceiling, wood burner, charentaise stone walls and double doors out into the garden.

KITCHEN/DINING ROOM 38 m²- with an original tiled floor, newly fitted kitchen, wood burner insert, beamed ceiling and double-glazed windows.

UPSTAIRS:

BEDROOM ONE: 20 m² with original beams, stone walls and built in wardrobe space

BEDROOM TWO: 13 m² beamed ceiling and stone walls with built-in wardrobe space

BEDROOM THREE: 12 m² beamed ceiling and stone walls with built-in storage.

BEDROOM FOUR: 8 m² beamed ceiling and stone walls with wardrobe.

BATHROOM ONE: 5 m² with tiled floor, bath with overhead shower, shower, wash hand basin and toilet. Electric heated towel rail.

BATHROOM TWO: 5 m² with tiled floor, shower, wash and basin and toilet. Electric heated towel rail.

OPEN LANDING/OFFICE: 9 m²,

LANDING: 10 m²,

OUTSIDE:

LARGE GARDEN WITH A TERRACE 27m²

SUMMER KITCHEN/LAUNDRY: 7 m² with electric and water connected. Decking area to the front of the summer kitchen, 17m² with an abri.

WC: 2 m²,

GARAGE: 29 m²,

WORKSHOP/STORAGE: 30 m²,

Garden and parking area across the small lane.

Large garden with terrace with barbecue and an above ground pool

Heating is provided by wood burners and electric heaters.

Fully double-glazed.

All measurements are approximate.
