

Charming countryside cottage with 3 bedrooms, nestled within more than one and a half acres of gardens



INFORMATION

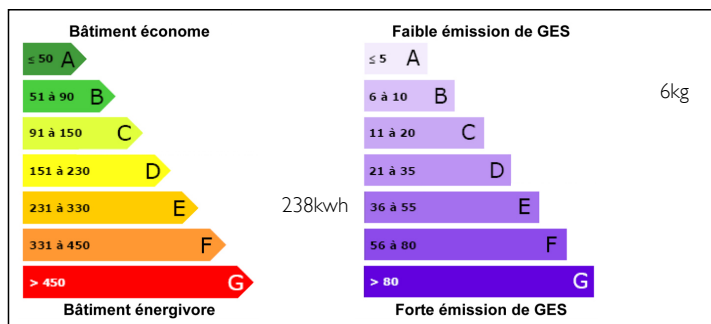
Town:	La Chapelle-Bâton
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	5489 m2

IN BRIEF

Under Offer ***Secluded yet conveniently near shops and a TGV station, this characterful property presents numerous possibilities.

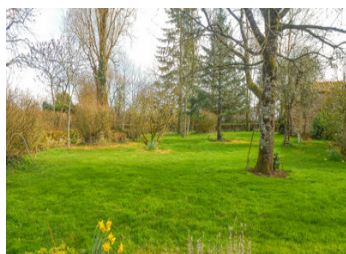


ENERGY - DPE



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: 446 EUR

NOTES

DESCRIPTION

Driveway leads to a gravel parking area.

The ground floor of the house features a kitchen/diner with fitted units, tiled floor, heat pump, garden window, and access to a rear patio. The lounge boasts original features, a fireplace with a wood burner, garden door, and front terrace window. A short flight of stairs leads to an internal lobby with access to the side parking area. A mezzanine, perfect for children, serves as an additional bedroom. The bathroom offers a shower, vanity unit, and toilet. A bedroom with a side garden window and a utility room with washing machine plumbing complete this level.

Ascending to the first floor via original stairs from the lounge, you'll find a spacious landing used as an office, and a large bedroom (24m²) with a garden window. The bathroom on this level features a corner bath, shower cubicle, double basin, and separate toilet.

Outside, the property boasts well-maintained grounds with lawns, mature trees, shrubs, a sizable vegetable garden, and an orchard. Several outbuildings include a barn ripe for conversion (30m²) and a garage with a vehicle inspection pit. Adjacent to the front terrace is a summer kitchen (36m²) equipped with a fireplace/BBQ and connected to electricity.

This property is beautifully presented with ample potential. Located just 12km from St Maixent l'Ecole, offering convenient access to shops and amenities.

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