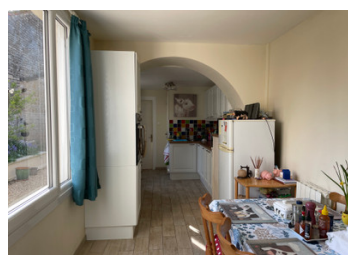
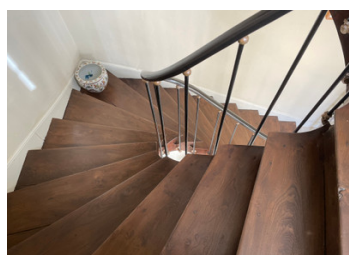


Four bedroomed terraced house within walking distance of the weekly market, bars, boulangeries and restaurants

EXCLUSIVE



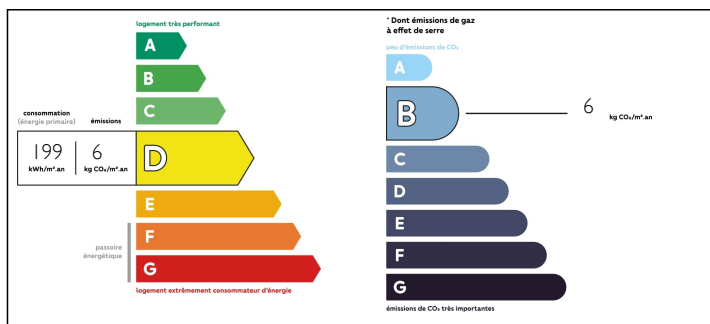
## INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	228 m2

## IN BRIEF

Nestled in the heart of Chef Boutonne, this charming four-bedroom terraced house epitomizes comfortable living in a vibrant market town setting. Within strolling distance of bars, boulangeries and restaurants this property offers the quintessential French lifestyle. Step through the entrance into a welcoming hallway, where on the left, a spacious dining room beckons gatherings and culinary delights. Adjacent, discover a generous sitting room adorned with a cozy wood burner and a view of the courtyard beyond. An inner hallway leads to the fully equipped kitchen and then onto a convenient downstairs shower room. Ascend the graceful wooden staircase to the first floor, unveiling two sizeable bedrooms and a bathroom boasting both a shower and bath. Continuing upwards, the staircase leads to the second floor, revealing two additional bedrooms and a separate toilet with a handbasin.

## 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

From the ground floor inner hallway there are steps to the large cellar below, offering ample storage space for all your needs.

A door from the kitchen opens onto the enchanting outdoor courtyard, adorned with raised flower beds and providing a delightful space for alfresco dining and relaxation. In addition there are small outbuildings, perfect for storing wood for the wood burner and accommodating outdoor furniture.

Thoughtfully renovated throughout, this property presents an ideal home for a growing family, a couple seeking space for guests, or entrepreneurial spirits envisioning a cozy bed and breakfast venture. Don't miss the opportunity to make this delightful abode your own and embrace the allure of Chef Boutonne living.

## LOCAL TAXES

Taxe habitation: 1508 EUR

## NOTES

### Measurements

Ground floor:

Corridor 12.65m<sup>2</sup>

Sitting room 23.41m<sup>2</sup>

Dining room 26.22m<sup>2</sup>

Kitchen 18.3m<sup>2</sup>

Shower room 7.79m<sup>2</sup>

Inner hall 5.8m<sup>2</sup>

First floor:

Bedroom one 24.74m<sup>2</sup>

Bedroom two 23.13m<sup>2</sup>

Bathroom 6.54m<sup>2</sup>

Second floor:

Bedroom three 24.74m<sup>2</sup>

Bedroom four 26.28m<sup>2</sup>

Toilet 2.46m<sup>2</sup>

(all measurements are approximate)

### Location

In Chef Boutonne where there is a park with fishing lake, open air swimming pool, Saturday market, two restaurants, two supermarkets, three boulangeries, butchers and other small shops.