

Idyllic rural retreat: Charming cottage in a Gâtine countryside village.

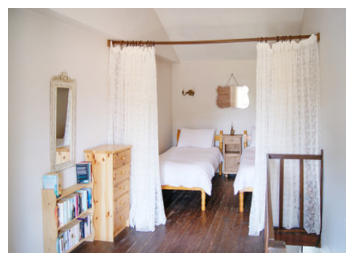
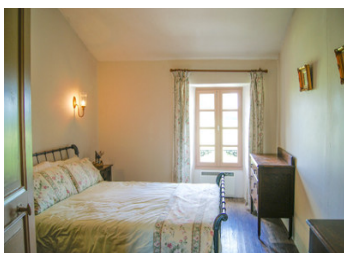


## INFORMATION

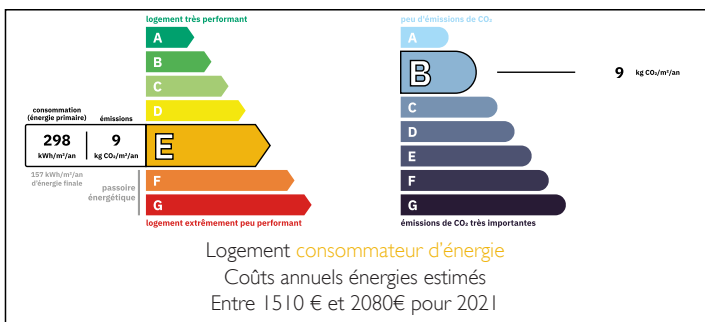
Town:	Neuvy-Bouin
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	1273 m2

## IN BRIEF

Neuvy-Bouin is a picturesque village known for its tranquil charm. Located in the Deux-Sèvres department of France, this idyllic destination offers a peaceful countryside setting. Visitors and residents can enjoy the beauty of the surrounding landscapes, explore the village's historic architecture, and immerse themselves in the laid-back rural atmosphere. Neuvy-Bouin provides a perfect escape from the hustle and bustle of city life, making it an ideal place to relax and unwind.



## 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

Historical charm awaits in this convenient lock-up-and-leave terraced property, believed to be the former priest's house.

Featuring an entry hallway (12m<sup>2</sup>), stairs to the first floor,  
lounge (17m<sup>2</sup>) with impressive stone fireplace, wooden floor and beams  
kitchen (14m<sup>2</sup>)  
bathroom (4m<sup>2</sup>)  
separate WC (1m<sup>2</sup>)

open landing (16m<sup>2</sup>) with curtained sleeping area, wooden floor  
small room (3m<sup>2</sup>) currently with a single bed, leading to main bedroom (13m<sup>2</sup>) with countryside views.  
WC (macerator) and washbasin (3m<sup>2</sup>).

Enjoy the gravelled enclosed courtyard for outdoor dining and relaxation.

Garage with an old bread oven adds a touch of character to the property

Additional land parcel (1 071m<sup>2</sup>) with original 'lavoir'.

Main drainage.

All measurements are approximate.

Neuvy Bouin offers the ideal blend of tranquility, convenience, and rural beauty. Secondigny is 9km with supermarket and other amenities. Larger towns of Bressuire and Parthenay are both 20km. Within easy reach of 3 airports - Nantes, Poitiers and La Rochelle.

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

## LOCAL TAXES

Taxe foncière: 417 EUR

Taxe habitation: EUR

## NOTES