

Townhouse, 3 bedrooms +2 master suites, double glazing, large garden, oil heating

EXCLUSIVE



## INFORMATION

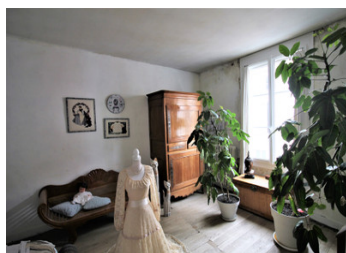
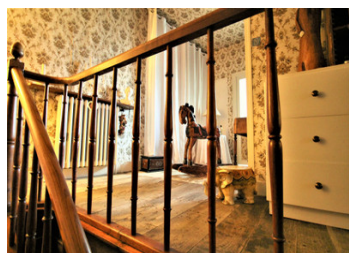
|             |               |
|-------------|---------------|
| Town:       | Chef-Boutonne |
| Department: | Deux-Sèvres   |
| Bed:        | 5             |
| Bath:       | 2             |
| Floor:      | 175 m2        |
| Plot Size:  | 443 m2        |

## IN BRIEF

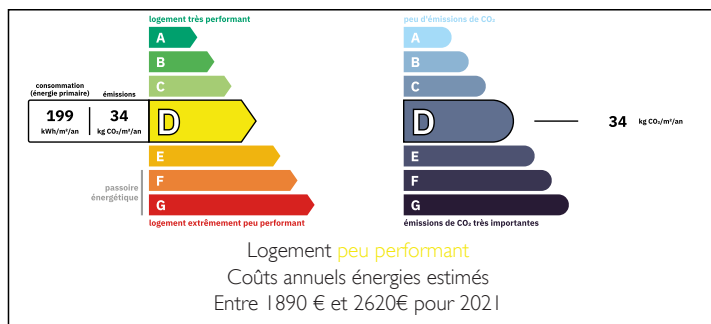
Ideally located on the axis between Niort and Ruffec, this townhouse is a rare opportunity. With 5 bedrooms, including 2 master suites, it offers spacious and modern living space. The interior is flooded with natural light, creating a welcoming atmosphere.

The private secluded garden is a real retreat. You can relax, garden or dine al fresco in complete tranquillity. What's more, all amenities from schools to shops are close by.

This home combines the charm of city living with the comforts of a family home. Don't miss this unique opportunity.



## 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

Welcome to this magnificent home, which exudes charm and comfort in every corner. From the moment you step through the beautiful 11,60m<sup>2</sup> entrance, you'll be enveloped in a warm and welcoming atmosphere. This first impression will lead you to an exceptional living experience.

A majestic 13.50m<sup>2</sup> master suite awaits, offering a peaceful retreat with Italian shower, vanity and private toilet. A space designed for relaxation and tranquillity, where every morning begins with serenity.

The spacious 20m<sup>2</sup> living room instantly becomes the heart of your home, with a fireplace adding a touch of timeless elegance. Through the open doors, the 15m<sup>2</sup> dining room invites you to share memorable moments with family and friends. Three large doors flood the room with natural light, creating a bright and friendly atmosphere.

The 15m<sup>2</sup> fitted kitchen is the ideal place to inspire your culinary creativity. Every nook and cranny is designed to combine functionality and aesthetics, allowing you to prepare your favourite dishes with ease. A second WC with washbasin and a cleverly designed hallway housing the boiler room and utility room complete this part of the ground floor.

Upstairs, the landing becomes a harmonious connecting space. A bathroom with toilet becomes a sanctuary for relaxation, while three bedrooms of 15.40m<sup>2</sup>, 17.80m<sup>2</sup> and 13.70m<sup>2</sup> await, each offering a unique sense of comfort and cosiness. Privacy is paramount, and the solid parquet flooring in every room (except the wet areas) adds a touch of authentic elegance.

There is even more space to unfold. A convertible...

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES