

Spacious, tidy 5/6-bedroomed home with terrace, pool, enclosed grounds, large garage ideal for motorhome.



INFORMATION

Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	260 m2
Plot Size:	2460 m2

IN BRIEF

Lovingly extended in phases since the 1980's, this property has received the best quality in terms of materials and bespoke fittings. Deceptively spacious inside, there is a new kitchen with tailor-made snug area, Ground Floor Master Bedroom suite, a large office and large upgraded garage area, amongst many other notable positives.

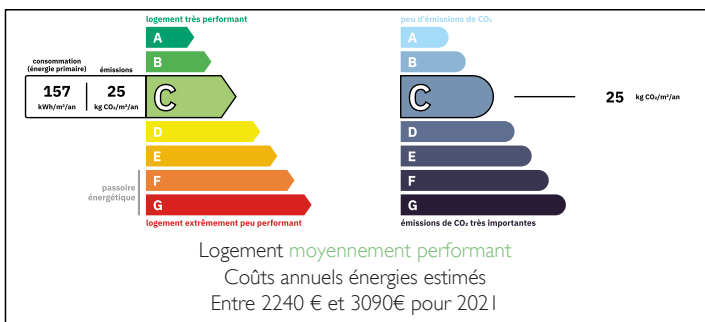
With entryphone electric gates, the house sits within its enclosed and manageable garden, with the pool and large terrace on the southern side. Solar panels generate electricity which is sold back to the grid. Situated in the north-eastern corner of the Deux-Sèvres, the property is in a quiet, rural village while being well-placed for easy access to larger towns and the many attractions of the area, including those of the neighbouring Vienne and the Maine-et-Loire.

Nearest bread, bar, shop: Oiron 5km

Nearest large towns : Moncoutour 11km, Thouars 12km, Loudun...



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

The property is just a few kilometres outside Oiron, a Petit Cité de Caractere, which is known for its impressive Château and its wine production. Oiron has a bakery, small supermarket, doctor and pharmacy, as well as a primary school and school transport for the colleges and lycées in Thouars.

Gas-fired central heating

Solar panels - energy sold back to grid

Double-glazed windows/doors with electric shutters

Individual septic tank system (non-conforming)

The house comprises:

On the ground floor:

Entrance with toilet and storage

Insulated cellar [13m²], with ventilation

Main bedroom [16m²] with dressing room, en-suite bathroom, and toilet, with access to the terrace

Fitted and equipped kitchen [31m²] with a double-sided fireplace and built-in sofa

Living/dining room [52m²] with a double-sided fireplace

Bedroom 2 [12m²]

Boiler room [24m²]

Office [16m²]

Pantry

Laundry room [8m²]

Access to the Garage [87m²] with new floor, 3 new electric/manual doors, one of which is high enough for a mobile home.

Upstairs:

Toilet

Bathroom

Bedroom 3 with an en-suite bathroom and toilet

Bedroom 4 [11m²]

Bedroom 5 [16m²] with storage

Bedroom 6 [18m²] with storage

Outside:

The living room, kitchen, and main bedroom are oriented southeast and open onto the large terrace and the pool (recent liner and pump) with its telescopic cover, which was replaced in 2023. There is also a covered summer kitchen and dining area,