

Spacious house with large garden, river frontage, pool and within strolling distance of a popular market town



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	229 m2
Plot Size:	5690 m2



IN BRIEF

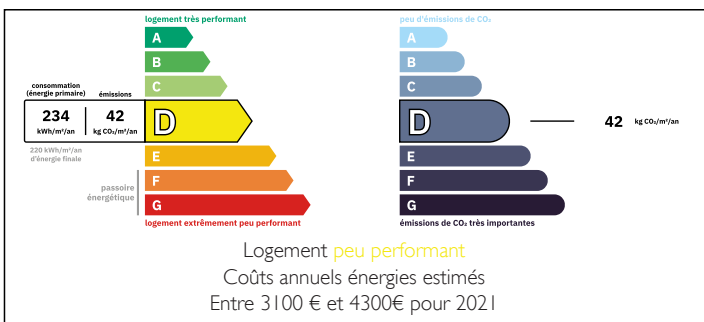
Nestled within walking distance of the picturesque market town of Chef Boutonne, this delightful house offers the perfect blend of convenience and tranquility. Just a short stroll will take you to the local boulangerie, three bars, two restaurants, and supermarkets, ensuring all your daily needs are met within minutes from your doorstep.

Enter through a spacious entrance hall that sets the tone for the generous proportions throughout.

The large sitting room, with lovely views of the expansive garden, is perfect for relaxing or entertaining. During the summer the doors can be thrown open to the garden and for the winter there is a cosy wood burner.

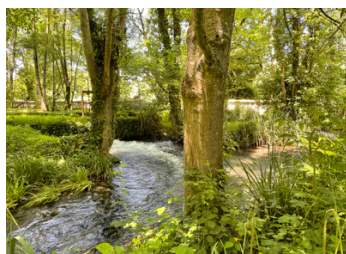
A well-appointed dining room and kitchen offer ample space for family meals and gatherings.

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

Ascend the beautiful wooden staircase to the first floor, where you will find four good-sized bedrooms.

Two of the bedrooms feature en-suite shower rooms, offering privacy and comfort.

An additional two bedrooms ensure plenty of space for family and guests.

Outdoor features:

The large garden is a true highlight, with part of it fronting the clear water of the River Boutonne. Enjoy the soothing sound of the river running alongside. A large swimming pool provides the perfect spot for cooling off on warm days and for outdoor recreation.

Potential uses:

This property makes an ideal family home or a wonderful holiday retreat where you can welcome friends and relatives.

Alternatively, it could be transformed into a charming bed and breakfast, presenting a fantastic business opportunity for those looking to venture into hospitality.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Embrace the beauty and convenience of life in Chef Boutonne with this versatile and inviting riverside home. Contact us today to arrange a viewing and see for yourself all that this exceptional property has to offer.

Location

The property is within walking distance of the popular market town of 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.