

## Charming Stone House in the Heart of a Village in Southern Deux-Sèvres



## INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	560 m <sup>2</sup>

## IN BRIEF

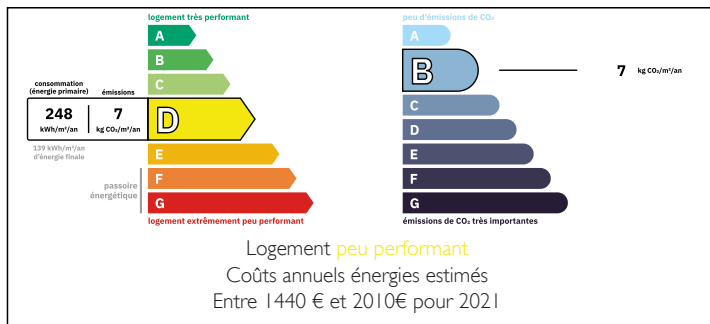
The current living space encompasses approximately 80 m<sup>2</sup> and features mostly double-glazed windows, ensuring energy efficiency and comfort. The property is also connected to mains drainage.

While some renovation work remains to be completed, this presents an excellent opportunity to customize the home to your taste. Additionally, there is potential to expand into the adjoining barn, subject to planning permission.

Experience the french village life with this habitable and character-filled property.



## 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.



## LOCAL TAXES

**Taxe foncière: 682 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Detailed Description of the House:

Ground Floor:

Living Room (23 m<sup>2</sup>): Features a kitchen area and a charming fireplace.

Utility Room (7.5 m<sup>2</sup>): Convenient space for laundry and storage.

Shower Room (7 m<sup>2</sup>): Includes a shower, sink, and toilet.

Barn (35 m<sup>2</sup>): Offers substantial additional space with potential for conversion.

First Floor:

Four Small Rooms (6, 7, 7, and 9 m<sup>2</sup>): Ideal for bedrooms or office space. The largest room (9 m<sup>2</sup>) requires renovation and houses the hot water boiler.

Bathroom (5 m<sup>2</sup>): Equipped with a sink and bath.

Separate toilet

Attic Space (35 m<sup>2</sup>): Provides ample storage or additional renovation potential.

If the barn is converted, the house could gain an additional 70 m<sup>2</sup> of habitable space.

Outbuilding :

A workshop garage of approximately 37 m<sup>2</sup> is directly accessible from the courtyard garden.

Land and Garden:

Total Land Area: 560 m<sup>2</sup>.

Directly Attached Land (324 m<sup>2</sup>): Includes a charming walled courtyard garden at the front and a back garden.

Detached Plot:

A nearby plot suitable for an orchard or vegetable garden.