

South Loire Valley, beautiful three bedroom stone property with lots of character in chateau village..

EXCLUSIVE



## INFORMATION

Town:	Plaine-et-Vallées
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	5924 m2

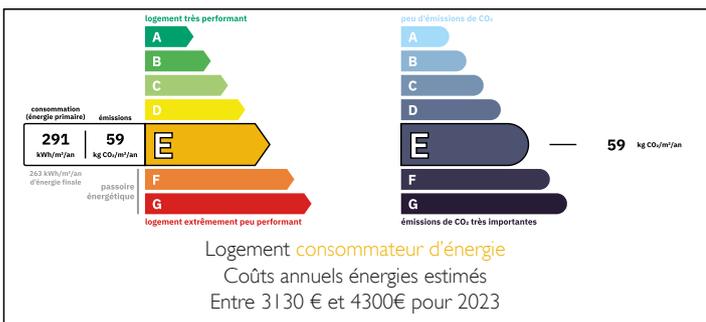
## IN BRIEF

Come and view this charming, stone, three bedroom home in a quiet hamlet only a few minutes walk from the lovely village of Oiron. Full of character and french country charm, this property offers the perfect combination of rural living and village life.

It has a beautiful, fully fitted country style kitchen and open plan dining room with wood burning stove. The cosy sitting room with oak beams and wood burning stove; offers plenty of living space.

Enjoy a drink on the covered terrace and relax in the peacefulness of the surrounding countryside with views of nearby Oiron chateau.

## 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

### The Property

On entering the property, you will find yourself in a lovely dining area (14m<sup>2</sup>) with oak beams, tiled floor and wood burning stove. To the right is a beautiful, fully fitted, farmhouse style, kitchen (14m<sup>2</sup>). with tiled floor and door to the garden. This whole area with downstairs WC is open plan and perfect for family living.

Head left from the dining room, you will find yourself in a beautiful, light reception room (24m<sup>2</sup>) with tiled floor, wood burner, oak beams and doors to the garden.

Wooden stairs take you up to the first floor.

Through from here is further living space (12m<sup>2</sup>) ideal as a ground floor bedroom or home office..

From the living room, take the stairs to the first floor landing with access to two bedrooms and two shower rooms.

Bedroom 1 ( 12m<sup>2</sup>) has a lovely wooden floor, beams and views of the garden.

Bedroom 2 (16m<sup>2</sup>) has beams, wooden floor, fitted wardrobes and en suite shower room with walk in shower, fitted vanity and WC.

The second shower room at the end of the hallway has walk in shower, fitted vanity and WC.

### The Outbuildings and Garden

Adjoining the house to the right is an outbuilding used as a laundry room and utility room. From here is access to the wine cave and tool shed.

The garden extends over 2000m<sup>2</sup>. Planted with trees and flowering shrubs, it's a haven of peace offering countryside and chateau views. There's a covered terrace...

## LOCAL TAXES

Taxe foncière: **847 EUR**

Taxe habitation: **EUR**

## NOTES