

A charming, stylish three bedroomed house with small cottage to renovate in Tillou



## INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	1986 m2

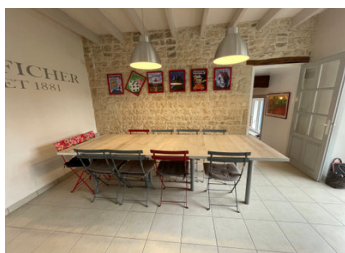
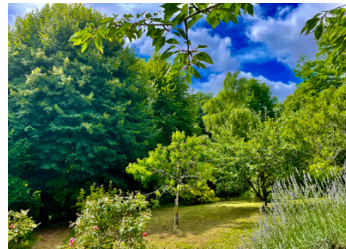
## IN BRIEF

This stylish, three-bedroom house is beautifully positioned with a sloping garden leading down to a small stream. The property offers a perfect blend of character and modern comfort, with plenty of space for both relaxing and entertaining.

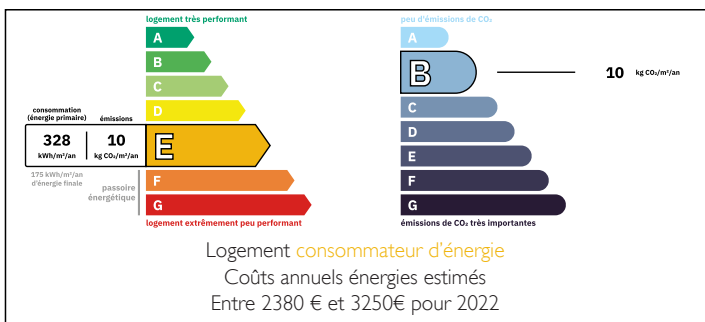
### Ground floor

Step into the heart of the home through the large, welcoming kitchen, complete with an inset fireplace that adds a cosy touch. Off the kitchen, you'll find a practical utility room with a WC, ideal for day-to-day living.

From the kitchen, step up into the bright and airy sitting room, featuring a woodburner, tiled floors, and expansive windows overlooking the terrace and garden. This spacious room offers ample space for sofas and a large dining table, making it perfect for entertaining guests.



## 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: 542 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Outdoor space

Outside, the terrace and garden lead gently down to the stream, offering a tranquil setting for outdoor living. There is also a garage and a large hangar, which would be ideal for entertaining or as extra storage. Additionally, a small house in need of renovation presents an exciting opportunity to expand the property further.

### Location

Set in the charming village of Tillou, known for its strong community spirit and social activities, this property is ideally located for those who enjoy peaceful countryside living. The village is within easy reach of the market towns of Melle and Chef-Boutonne, offering all the amenities you could need.

### Measurements

Ground floor:

Sitting room 29m<sup>2</sup>

Kitchen 21m<sup>2</sup>

Utility room (including WC) 6.2m<sup>2</sup>

First floor:

Bedroom 1 14.6m<sup>2</sup>

Bedroom 2 12.31m<sup>2</sup>

Bedroom 3 13.96m<sup>2</sup>

Bathroom 7.15m<sup>2</sup>

Shower room 3.73m<sup>2</sup>

Outside:

Garage 25m<sup>2</sup>

Small house for renovation 37m<sup>2</sup>

### Access

Poitiers Airport 72km

La Rochelle Airport 86km

Limoges Airport 102km

Bordeaux Airport 151km

Trains to Paris from Poitiers, Niort or Ruffec.