

3-bed property with garden, separate land, outbuildings, and expansion potential.

EXCLUSIVE

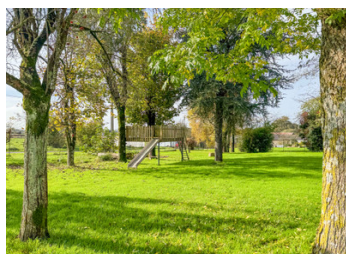


## INFORMATION

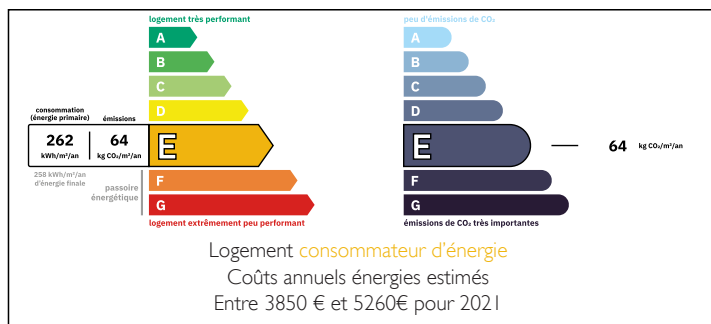
Town:	Moncoutant-sur-Sèvre
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	4974 m2

## IN BRIEF

Nestled in a charming hamlet near the scenic Voie Verte, this well-maintained property offers both tranquility and convenience. Just over 2 km from Moncoutant's everyday amenities and 16 km from the bustling town of Bressuire, it enjoys an ideal location. Travel is easy, with Nantes Airport 107 km away, Poitiers 81 km, and the stunning Vendée coast within 100 km. Perfect as a permanent residence or a delightful holiday retreat, the home boasts a lovely garden and inviting seating areas, promising relaxation and charm in equal measure.



## 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:	1211 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The property is spread across multiple levels and includes:

### GROUND FLOOR

ENTRY HALL (6m<sup>2</sup>) : tiled floor, stairs to upper levels.

KITCHEN (23m<sup>2</sup>) : tiled floor, views of the enclosed garden, plumbing for washing machine, plenty of space for table and chairs.

DINING ROOM/OFFICE (14m<sup>2</sup>) : tiled floor, log burner.

CELLAR (29m<sup>2</sup>) : houses the heating boiler, fuel tank, sink, plumbing, and electricity.

### MIDDLE FLOOR

LANDING (3m<sup>2</sup>) : wooden floor, access to ...

LOUNGE (28m<sup>2</sup>) : wooden floor.

BEDROOM 3 (19m<sup>2</sup>) : tiled floor, door to the front garden.

BATHROOM (6m<sup>2</sup>) : includes a washbasin, bath, storage cupboard, and access to the ATTIC (51m<sup>2</sup>).

WC (1m<sup>2</sup>) : Tiled floor.

### TOP FLOOR

LANDING (9m<sup>2</sup>) : wooden floor, access to ..

BEDROOM 1 (15m<sup>2</sup>) : wooden floor, built-in wardrobe, window overlooking the back garden.

BEDROOM 2 (20m<sup>2</sup>) : wooden floor, built-in wardrobe, dual aspect windows.

### OUTSIDE

Veranda (7m<sup>2</sup>) and storage (8m<sup>2</sup>)

Open Garage (15m<sup>2</sup>)

Closed Garage (25m<sup>2</sup>)

Two Additional Garages (17m<sup>2</sup>, 18m<sup>2</sup>) both having electricity to them

Store room (8m<sup>2</sup>)

Enclosed gardens, mainly lawned, with a covered seating area.

### ADDITIONAL FEATURES

A lane beside the house leads to further land and two buildings (41m<sup>2</sup>, 14m<sup>2</sup>) suitable for renovation