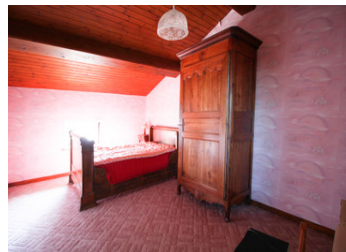


Beautiful stone longère with lots of character, a gite, a garage and a large barn



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	151 m2
Plot Size:	795 m2



IN BRIEF

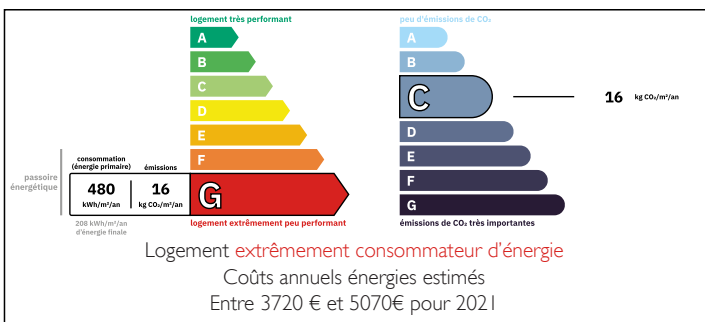
Nestled in a village with basic amenities, this beautiful stone longère offers character and potential.

The main house boasts exposed stone walls, elegant stone tiles, and parquet flooring, creating a warm and authentic atmosphere. It features three bedrooms - one conveniently located on the ground floor and two upstairs. The house is habitable but would benefit from some updates, including electrics, heating, and insulation.

A separate guest house with one bedroom provides additional space but requires full renovation, offering an exciting opportunity to create a charming retreat.

The property also includes a large barn with an impressive stone-vaulted entrance, perfect for storage.

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

Property Details

Main House – Ground Floor:

Entrance Hall (9 m²) – Featuring an original stone sink, a beautiful stone staircase, and natural tiled flooring.

Living Room (32 m²) – Open-plan with a kitchen area and a charming stone fireplace. A door leads directly to the terrace.

Downstairs Bedroom (19 m²) / Separate Lounge – A versatile space that can serve as a bedroom or an additional sitting room.

Bathroom (4 m²) – In need of updating.

Separate Toilet

Large Summer Room (40 m²) – Currently without windows, offering potential for transformation.

Cellar / Wine Cave (6 m²) – Perfect for wine storage.

Main House – First Floor:

Landing (6 m²)

Two Bedrooms (14 m² & 12 m²)

Separate Toilet (3 m²) – Spacious enough to accommodate a shower.

Attic Space (34 m²) – Offers great potential for conversion into additional bedrooms.

Outbuildings:

Garage (33 m²) – Accessible directly from the main house.

Stone Barn (114 m²) – Features a stunning vaulted stone arch, ideal for storage or use as a workshop.

Guest House:

Kitchen Entrance (9 m²)

Living Room (9 m²)

Bathroom (7 m²)

Bedroom (19 m²)

The guest house requires full renovation.

Garden:

South-facing, low-maintenance garden located in front of the house.

LOCAL TAXES

Taxe foncière: 1142 EUR

Taxe habitation: EUR

NOTES