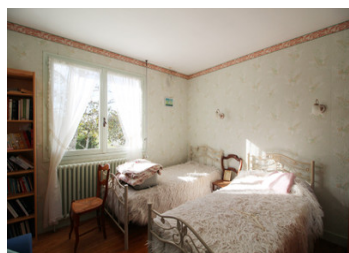
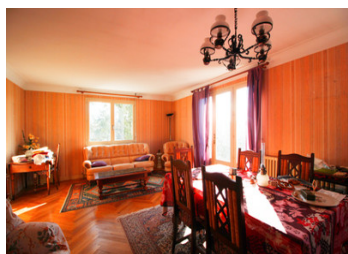
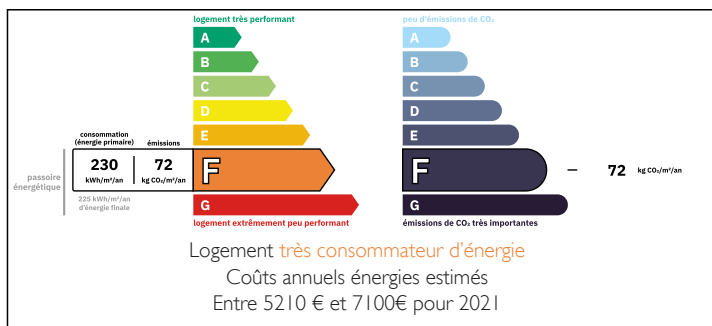


Charming Home with Independent Apartment, Expansive Barns & 7500 m of Land



ENERGY - DPE



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	7500 m2

IN BRIEF

This versatile property is perfect for those seeking a home with additional living space, plus extensive outbuildings for storage or professional use.

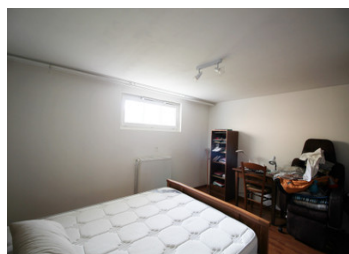
The main house is thoughtfully designed on one level, featuring a spacious kitchen, a generous living room, three comfortable bedrooms, a bathroom, and a separate toilet. A door opens onto a lovely terrace, perfect for enjoying the outdoors.

On the ground floor, you'll find a fully independent one-bedroom apartment with a kitchen, dining area, and snug - ideal for guests, rental income, or multigenerational living.

Outside, the 7500 m² garden offers plenty of space, with the potential to create a long driveway leading to the house. Three large open-fronted barns (over 1000 m²) provide endless possibilities, whether for storage, a workshop, or a professional activity.

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 Overview:

Main House:

Entrance Hall

Kitchen: 17 m²

Living Room: 30 m², with a door opening onto the terrace

Three Bedrooms: 11 m², 12 m², and 12 m²

Bathroom: 7 m²

Separate Toilet

The main house is fully habitable but would benefit from some modernisation. It currently features single-glazed windows with mechanical shutters and has a 1970s decor. The electrical system is outdated and will need updating. The property is equipped with oil-fired central heating.

LOCAL TAXES

Taxe foncière: 952 EUR

Taxe habitation: EUR

Ground Floor apartment:

Kitchen: 11 m²

Dining Room: 14 m²

Snug/Office Room: 7 m²

Bedroom: 16 m²

Toilet: 3 m²

Shower Room: 5 m² with an Italian shower

Boiler Room: 4 m²

Cellar: 22 m²

NOTES

This floor benefits from double-glazed windows, updated electrics, and oil-fired central heating, shared with the main house (same boiler). The apartment is accessible from the outside and there's also a staircase connecting the two floors together.

The property is connected to mains drainage, but at present, this is shared with the neighboring property. A new connection will need to be established.

Outbuildings:

The open-fronted barns were previously used for smallholding purposes but offer great potential for business activities as well. Approximate sizes are as follows: