

Four Dwellings, over 8000 m of Land and large Barns.



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	8
Bath:	4
Floor:	331 m2
Plot Size:	8295 m2

IN BRIEF

This unique property includes two charming three-bedroom houses, two cozy one-bedroom apartments, and 8,295 square meters of land, complete with more than 1,150 square meters of outbuildings.

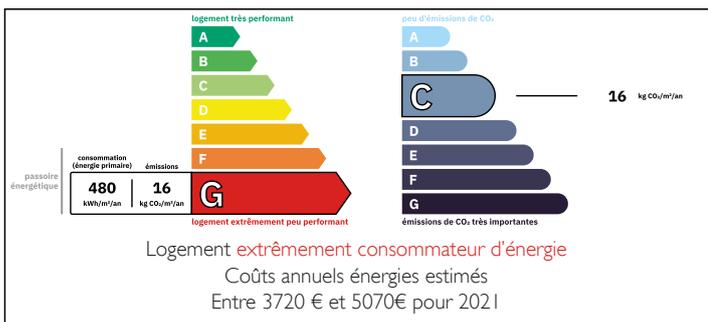
The first house is a bungalow featuring a spacious kitchen, a bright and airy living room, three comfortable bedrooms, a bathroom, and a separate toilet.

The ground floor offers a fully independent one-bedroom apartment with its own kitchen, dining area, and a cozy snug.

The second house, built from stone, offers three bedrooms - one conveniently located on the ground floor, and two more upstairs.

Additionally, a separate guest house with one

ENERGY - DPE



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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.

apartments,...



DESCRIPTION

Property Overview:

Bungalow 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 bungalow 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 The electrical system is outdated and will need updating.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: 2195 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 ground 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.

Stone 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 –