

**** Offer accepted** Charming 16th-Century Stone Residence with Gîte Potential in the Heart of the Countryside**

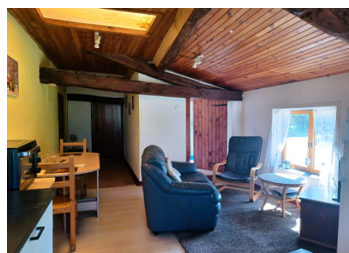


INFORMATION

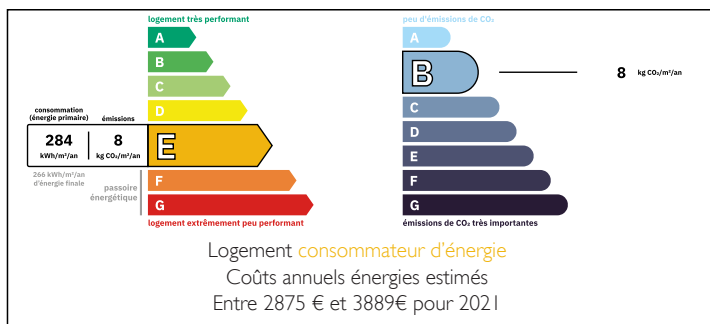
Town:	Saint-Martin-du-Fouilloux
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	255 m2
Plot Size:	5920 m2

IN BRIEF

Nestled halfway between Parthenay and Saint-Maixent-l'École, this 16th-century stone property offers 255m² of characterful living space—perfect for a family home, gîte, or bed & breakfast.



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: 1002 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house (approx. 136m²) is warm and inviting with a large living room featuring an original fireplace. There is a spacious dining room with an amazing bread oven, and a fully fitted kitchen. Also on the ground floor is a double bedroom with a shower room and WC.

Upstairs, you'll find a bedroom with an ensuite bathroom.

Two gites converted from the attached outbuilding. These are connected to the main house via doors on the ground, and first floor.

The first includes a generous living area with fitted kitchen, two bedrooms, and a modern shower room.

The second offers a cozy living space with fitted kitchen, one bedroom, and a shower room—ideal for guests or as an independent rental.

Set within 5,920m² of land, the property boasts a tranquil garden, an above-ground swimming pool for summer relaxation, and various outbuildings offering storage or workshop space.

Whether you're seeking a peaceful family home or dreaming of running a countryside gîte or B&B, this unique property blends history, charm, and endless possibilities in an idyllic rural setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>