

A Superbly presented quaint 3 bedroom cottage In the heart of the Village with hidden courtyard oasis



## INFORMATION

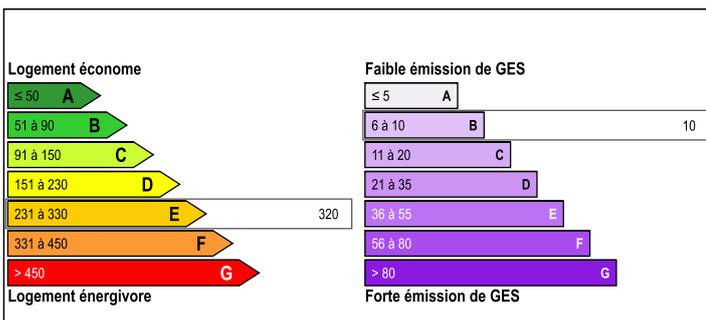
Town:	Saint-Loup-Lamairé
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	195 m2



## IN BRIEF

This property may be the one you have been searching for, whether as a holiday home or a new family home. It is a well-maintained village property featuring 3 bedrooms and ample internal and external socializing space, including a small outbuilding and garage.

## 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

This property may be the one you have been searching for, whether as a holiday home or a new family residence. It is a well-maintained village property featuring 3 bedrooms and ample internal and external socializing space, including a small outbuilding and garage.

This exceptionally well-presented property is discreetly situated in the heart of the village. The garage, located in the basement of the property, offers both internal and external access. A small courtyard at the front leads to steps that ascend to the ground floor's front door.

Upon entering the property, you are greeted by a compact entrance foyer with stairs leading up to the first floor. Here, you will find three generously sized bedrooms and a bathroom.

The entrance floor features a spacious kitchen diner and a sizeable lounge, with a wood burner serving as the room's focal point.

The basement houses a pleasant day lounge, providing internal access to the garage, a downstairs toilet, and rear access to the patio area.

The patio area, ideal for social gatherings during the day or evening, allows you to enjoy the true ambiance of the area with relaxing music and lighting. At the rear of the patio is an additional small building currently used as a pool room.

Whether you seek a property for your full-time residence or a holiday home, this superbly presented property is a real gem, offering easy access to the main road network.

Saint Loup is one of the most picturesque villages in the region, with the...

## LOCAL TAXES

**Taxe foncière: 481 EUR**

**Taxe habitation: EUR**

## NOTES