

Characterful property with attached garages, garden and lovely rural views – Some Finishing Required



INFORMATION

Town:	Pougne-Hérissou
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	153 m2
Plot Size:	1009 m2

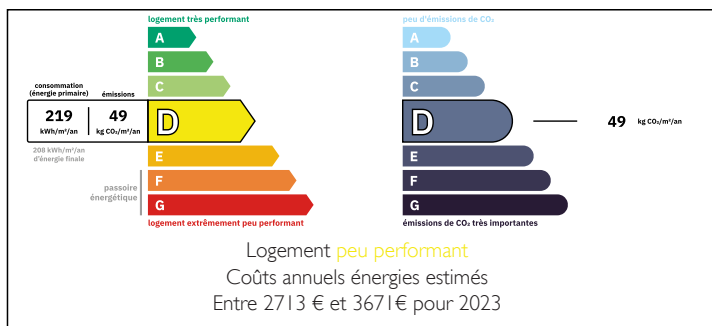


IN BRIEF

Spacious Country Property with Garden, Garages, and Open Views – Some Finishing Required

This charming countryside home offers generous living space, including a large living room and two upstairs bedrooms, with potential to add an additional shower room. The property includes attached garages—one suitable for a camper van—and a separate storeroom. Outside, enjoy a private driveway, a front garden with ornamental fishpond, and open views over surrounding fields. A great opportunity to complete a home to your own taste in a peaceful rural setting.

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 habitation: EUR

NOTES

DESCRIPTION

This characterful property is a great opportunity for anyone looking to put their own stamp on a home in a peaceful rural location.

On the ground floor, there's a spacious living room (32m²) with an inset fire, a kitchen (14m²), dining room (13m²), and a utility room (16m²) housing the oil-fired central heating system. You'll also find a shower room (6m²), WC (2m²), storage room (4m²), and hallway (7m²).

Upstairs, there are two generous bedrooms (33m² and 26m²), with the potential to add a shower room.

The property benefits from double glazing and offers plenty of space and flexibility for further improvement.

Outside, the front garden includes an ornamental fishpond and private driveway. There is an attached garage (58m²) with two entrances, one large enough for a camper van, plus an additional storeroom (15m²). At the rear, enjoy lovely open views over surrounding fields, adding to the property's rural charm.

Perfect for someone looking for a project in a scenic location.

Amenities - Secondigny 7km and Parthenay 14km
Airports - Nantes 121km, Poitiers 65km and La Rochelle 93km

All measurements are approximate.

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