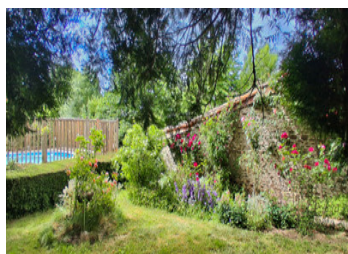


Spectacular Longère Farmhouse Set in Beautiful Countryside



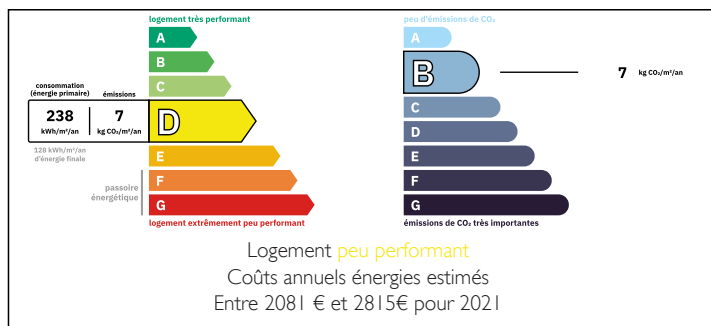
INFORMATION

Town:	Fenioux
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	2120 m2

IN BRIEF

Leggett is proud to present this charming French longère, full of character and elegance. Featuring exposed pointed stonework, a granite fireplace and dark beams, the property exudes a rustic yet sophisticated appeal. The interior is beautifully decorated throughout, with the upstairs showcasing the current owner's artistic flair, highlighted by shabby chic elements and thoughtful details such as hummingbird and vintage book wallpaper in the landing/hallway. Offering three generously sized bedrooms, a master suite with en-suite facilities. A spacious kitchen includes an informal dining area, while the lounge boasts a more formal dining setting. Downstairs, a separate entrance leads to an area easily adapted to create a separate part to the house with small lounge/diner a modern, fully equipped shower cabinet, a toilet and sink, as well as a back kitchen. Upstairs, you'll find a bedroom and...

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

You are warmly invited to discover this home brimming with character and charm. The kitchen is a true highlight, featuring classic touches such as a Butler sink and an AGA-style cooker with a hob. An island provides ample workspace, making it the perfect hub for both entertaining guests and preparing family meals. The large, inviting lounge is ideal for relaxation, and you can easily imagine yourself curled up by the roaring log fire during the winter months, basking in the warmth and coziness of the space. The rest of the house is heated and hot water provided by energy efficient electricity. Upstairs, you'll find the two bedrooms with their own bathrooms. On the landing, the thoughtful design includes "his and hers" wardrobe cupboards, making excellent use of the available space. Downstairs, an adaptable area awaits, perfect for an adolescent child or older family member; even as a self-contained space that could be rented out, as all the necessary facilities are already in place. Outside, the home is framed by an overhang, providing a gravelled shaded seating area, while the garden offers both beauty and practicality. The mature garden is adorned with tall pine trees, established shrubs and fruiting trees, creating a tranquil and private atmosphere. For warm summer days, an above-ground swimming pool (7.5 x 3.5 m³) provides the perfect place to relax and unwind. In addition, there's a delightful one-bedroom bread oven house, right opposite to the house; ...

LOCAL TAXES

Taxe foncière: 577 EUR

Taxe habitation: EUR

NOTES