

Charming stone country house - Tranquillity and authenticity 10 min from Chef-Boutonne - 3 bedrooms

## EXCLUSIVE

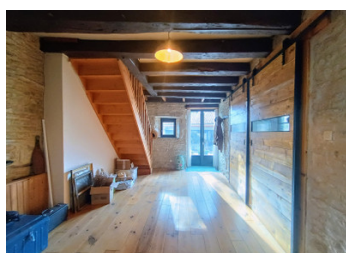
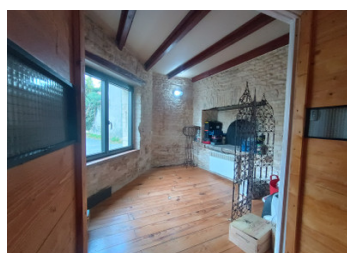
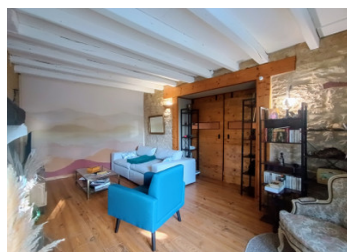


## INFORMATION

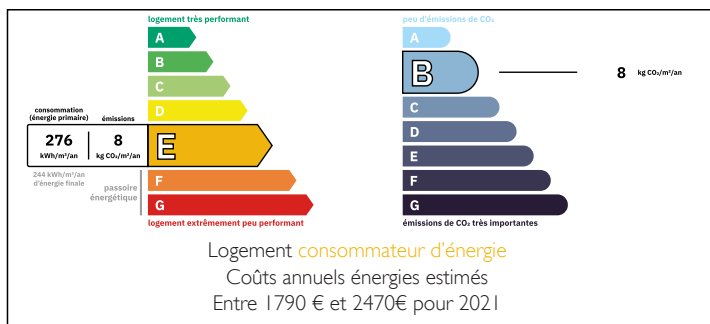
Town:	Aubigné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	141 m <sup>2</sup>
Plot Size:	323 m <sup>2</sup>

## IN BRIEF

Charming, detached 141 m<sup>2</sup> stone house, 10 km from Chef-Boutonne. 3 bedrooms, 2 lounges, 43 m<sup>2</sup> outbuilding, enclosed courtyard with terrace. Wood-burning stove, double glazing. Peace and quiet assured, ideal as a second home. Low maintenance.

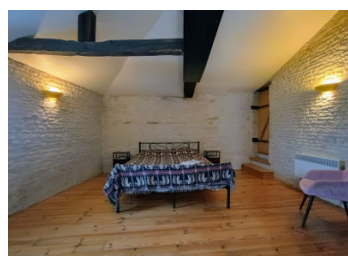


## ENERGY - DPE



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: 582 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated in a peaceful hamlet in the Aubigné commune, just 10 km from CHEF-BOUTONNE and all its amenities (doctors, schools, shops), come and discover this pretty, detached stone country house. You'll love its peaceful setting, enclosed exterior and warm, comfortable interior.

Ground floor:

Direct entry into a separate kitchen (21 m<sup>2</sup>), fitted and equipped, with a first wood-burning stove.

A small room with a bread oven (7 m<sup>2</sup>), ideal for an office or creative space.

A first cosy sitting room (19m<sup>2</sup>) with a second wood-burning stove, and a second sitting room (17.5m<sup>2</sup>) that can be used as a dining room, with a staircase leading to the first floor.

A ground-floor bedroom (18.5m<sup>2</sup>) with mezzanine can be accessed from this lounge.

First floor:

A landing (11 m<sup>2</sup>) leads to a bathroom (8.7 m<sup>2</sup>) with shower and WC.

Two large bedrooms (15 and 23 m<sup>2</sup>), one of which has its own private shower room and WC.

Comfort and equipment :

Double glazing Heating with wood-burning stoves and electric radiators

Outside:

Opposite the house, a 43 m<sup>2</sup> outbuilding, to be finished: perfect for creating an independent dwelling, workshop or leisure area.

A small shed for storing wood (6.5 m<sup>2</sup>).

A walled courtyard with a lovely terrace to make the most of the fine weather.

Set in 323 m<sup>2</sup> of land.

This house is ideal as a second home, thanks to its easy maintenance and peaceful setting.

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Information about risks to which this property is