

Spacious 6–7 bedroom family home with pool, garden, stone archway, and versatile outbuildings.

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Villiers-Couture    |
| Department: | Charente-Maritime   |
| Bed:        | 7                   |
| Bath:       | 4                   |
| Floor:      | 285 m <sup>2</sup>  |
| Plot Size:  | 1400 m <sup>2</sup> |

## IN BRIEF

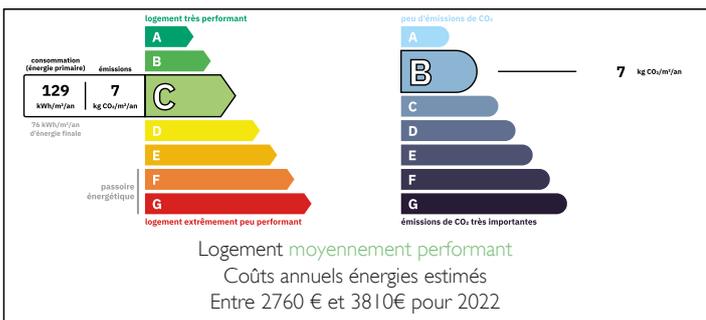
Tucked away behind a beautiful stone archway, this spacious and characterful family home offers the perfect blend of charm, comfort, and versatility.

The ground floor features a welcoming kitchen, a generous dining room with fireplace, a cozy living room, a shower room, and a study or bedroom — plus a pantry and utility room, providing plenty of practical space for everyday life.

Upstairs, six bedrooms and three shower rooms ensure ample accommodation for family and guests, along with an attic room for storage or conversion.

Outside, the property opens onto a pretty courtyard and garden, a stone archway with parking, and a multi-purpose outbuilding, currently a workshop but ideal as a summer kitchen, games room, or artist's studio.

## 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

Ground Floor:

Kitchen (21 m<sup>2</sup>)

Dining room (32.8 m<sup>2</sup>) with fireplace

Lounge (40.8 m<sup>2</sup>) with fireplace

Shower room (3.5 m<sup>2</sup>) with shower, sink, and WC

Office or downstairs bedroom (10.8 m<sup>2</sup>)

Back kitchen (16 m<sup>2</sup>)

Utility room (15.7 m<sup>2</sup>)

First Floor:

Two separate staircases leading to distinct sleeping areas:

Landing (9.6 m<sup>2</sup>), Bedrooms 1 & 2 (12 m<sup>2</sup> each),

Shower room with WC (5 m<sup>2</sup>)

Second landing leading to 3 bedrooms (12.6 m<sup>2</sup>, 9 m<sup>2</sup>, 11.8 m<sup>2</sup>), Shower room (6.5 m<sup>2</sup>)

Master bedroom (23.1 m<sup>2</sup>) with ensuite shower room (5 m<sup>2</sup>) and dressing room

Attic room for storage

Technical Features:

Central heating via heat pump and gas

Solar panels

Double-glazed PVC windows

Heated swimming pool

Septic tank requires replacement

Outbuildings:

Stone porch (~30 m<sup>2</sup>) – ideal covered parking area

Workshop (25 m<sup>2</sup>) – suitable for crafts, hobbies, or conversion

Préau (25 m<sup>2</sup>) beside the pool – perfect for shaded outdoor dining

Pool pump house and outside WC

Wooden garden shed (12 m<sup>2</sup>)

Garden:

Courtyard garden and enclosed pool area

Additional garden space to the side and rear of the property

Conclusion:

## LOCAL TAXES

Taxe foncière: **1350 EUR**

Taxe habitation: **EUR**

## NOTES