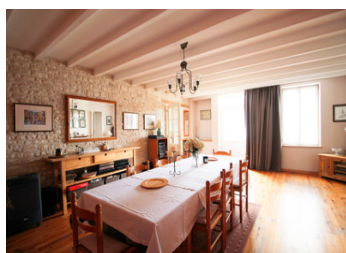
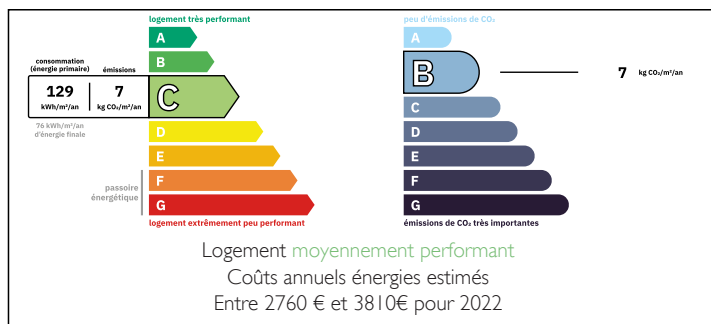


A family home full of charm and space with 6/7 Bedrooms, Pool, Archway, Garden & Buildings

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Villiers-Couture
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	285 m2
Plot Size:	1400 m2

## IN BRIEF

Tucked away behind a beautiful stone archway, this spacious character home offers the perfect blend of charm and functionality.

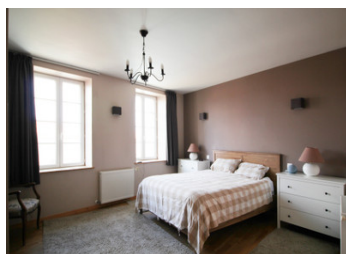
On the ground floor, you'll find a welcoming kitchen, a dining room ideal for family gatherings, a cozy living room, a shower room, a study (or bedroom), a pantry, a utility room - offering plenty of space for everyday life and creative pursuits.

The first floor boasts six bedrooms and three shower rooms, providing ample accommodation for family and guests. There's also an attic room, perfect for storage or future conversion.

Outside, the property opens onto a courtyard and garden, a stone archway with parking area, and an additional multi-purpose room, currently used as a workshop, but also ideal as a summer kitchen, games room, or studio.

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

The property in further detail :

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

Downstairs shower room (3,5 m<sup>2</sup>) with shower, sink and toilet

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 distinct staircases, one leading to:

Landing (9,6 m<sup>2</sup>)

Bedroom 1 (12 m<sup>2</sup>)

Bedroom 2 (12 m<sup>2</sup>)

Shower room with toilet, shower and sink (5 m<sup>2</sup>)

The second staircase leading to :

Landing

3 bedrooms (12,6, 9 and 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

Attic room for storage

Technical features :

- Central heating on a heat pump and gas
- Solar panels
- Double glazed PVC windows.
- The septic tank is not up to standards and will need replacing.
- Heated pool

Several outbuildings :

Stone Porch (approximately 30 m<sup>2</sup>) - perfect parking area

Outbuilding, currently used as workshop (25 m<sup>2</sup>)

Préau (25 m<sup>2</sup>) next to the pool, the perfect sheltered area !

Pool pump house and outside toilet

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

## LOCAL TAXES

**Taxe foncière: 1350 EUR**

**Taxe habitation: EUR**

## NOTES