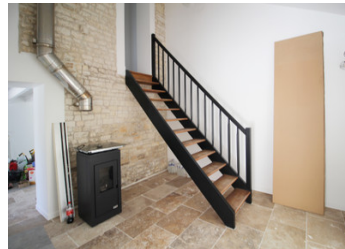


Charming Renovated Cottage in Peaceful Setting – Walking Distance to Amenities



INFORMATION

Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	87 m ²
Plot Size:	540 m ²



IN BRIEF

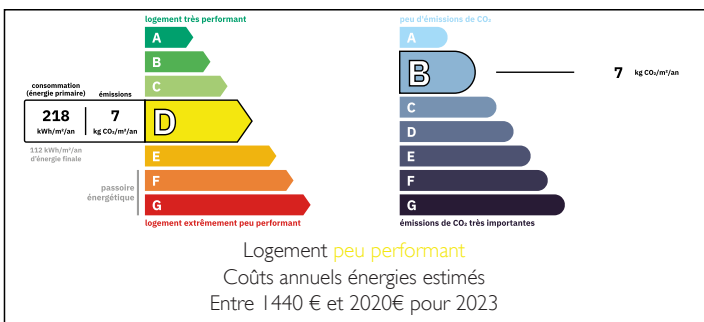
Nestled in a quiet and serene location, this delightful, renovated cottage is full of charm. Within easy walking distance of local amenities, it offers the perfect balance of countryside tranquility and village convenience.

The property features a newly fitted kitchen, modern travertine flooring, a stylish bathroom and separate toilet, as well as new electrics throughout. Comfort is assured year-round with a pellet burner, electric radiators, and double-glazed PVC windows. Connected to mains drainage, this cottage is both cosy and practical.

Outside, enjoy your own private garden, ideal for relaxing or entertaining in peace and quiet.

A perfect low-maintenance home, holiday retreat or investment opportunity – ready to enjoy from day one.

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

The property in further detail :

Ground Floor :

Entrance through a covered area into the central room (13,7 m²) with pellet burner and staircase.

Kitchen (27,3 m²) with fitted units and double doors to the back garden

Separate toilet with hot water boiler and connection for the washing machine.

Living room (16,7 m²) with lots of windows and double doors into the garden.

The whole ground floor benefits from beautiful travertin tiles.

First floor :

Landing (3,8 m²)

Two bedrooms (9,5 and 10,4 m²)

Shower room (3 m²) with toilet, sink and shower

Garden

Graveled front garden with gate. Private back garden with some trees. The garden is completely walled/fenced.

A barn (32 m²) for storage or workshop space

Amenities

Just a short stroll away, you'll find a handy épicerie with fresh bread, a post office, doctors and pharmacie, a small library, a primary school, and even a local snackbar.

More pictures and a vidéo visit available upon request !

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