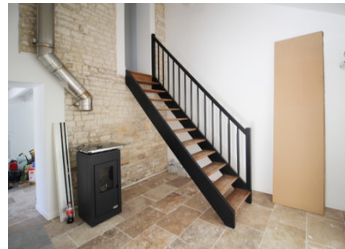


## Charming Renovated Stone Cottage with Garden – Peaceful Setting, Walking Distance to Amenities



## INFORMATION

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



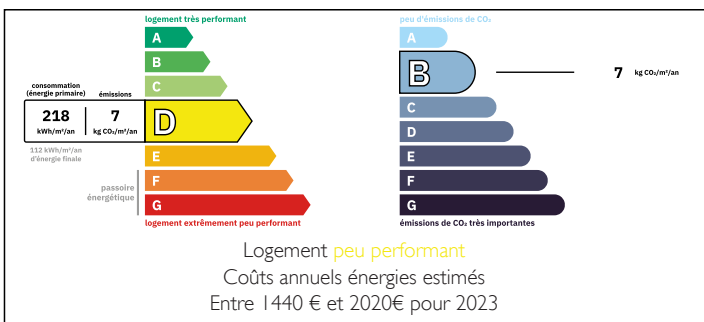
## IN BRIEF

Beautifully renovated stone cottage combining modern comfort with village convenience. Within walking distance of local shops and services, this low-maintenance home offers peace, privacy, and countryside charm. Perfect as a permanent residence, holiday retreat, or rental investment.

Nestled in a quiet, rural setting, this charming renovated cottage offers the best of both worlds: a peaceful environment and easy access to village amenities.

Thoughtfully refurbished with quality materials, it's ideal for those seeking a comfortable, move-in-ready home in the Deux-Sèvres region.

## 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

Entry through a covered area into the central room (13.7 m<sup>2</sup>) with pellet burner and staircase.

Spacious kitchen (27.3 m<sup>2</sup>) with fitted units and double doors to the back garden.

Separate WC with hot water boiler and washing machine connection.

Bright living room (16.7 m<sup>2</sup>) with multiple windows and French doors opening to the garden.

Entire ground floor finished with elegant travertine tiles.

### First Floor

Landing (3.8 m<sup>2</sup>)

Two bedrooms (9.5 m<sup>2</sup> and 10.4 m<sup>2</sup>)

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

### Garden & Outbuilding

Private enclosed garden, front and rear, with trees and gravel courtyard.

Barn (32 m<sup>2</sup>) providing excellent storage or workshop space.

### Comfort & Features

Newly fitted kitchen, travertine flooring, and modern shower room.

Pellet burner and electric radiators for year-round comfort.

Double-glazed PVC windows.

Updated electrics and connected to mains drainage.

Walking distance to village amenities: grocery store, bakery, post office, pharmacy, medical centre, library, and school.

### Location

Situated in a peaceful hamlet close to village life, this delightful home is ideal for those looking to relax, work remotely, or enjoy holidays in France without heavy maintenance.

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 868 EUR**

**Taxe habitation: EUR**

## NOTES