

Beautifully presented 3-bed property with lovely garden just 5 minutes from Chef-Boutonne



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	1499 m2

IN BRIEF

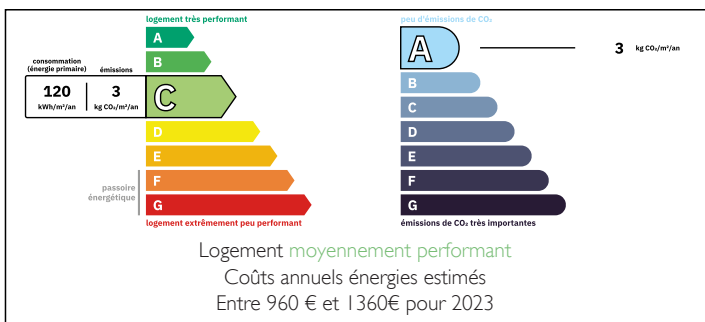
Set in a small village just 2.5 km from the market town of Chef-Boutonne with all of its amenities, this beautifully presented, light-filled 3-bedroom village house offers the very best of stylish, comfortable living coupled with a wonderfully designed and landscaped garden too.

The open-plan kitchen/lounge/diner certainly has the wow factor with a modern, integrated and equipped kitchen with central island, a good-sized dining area and a lovely living room with a modern wood-burning stove. This room flows effortlessly out onto a lovely balcony / terrace overlooking the garden - perfect for relaxed morning coffees or evening entertaining.

The property offers 3 good-sized bedrooms, a lovely modern family bathroom with large walk-in shower, a second living room on the garden-level with summer kitchen / laundry room, a conservatory,



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: 928 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Handily located just 2.5 km from the market town of Chef-Boutonne (a 10 minute cycle ride or 25 minute walk) with all of its amenities, this beautifully presented, light-filled 3-bedroom village house offers the very best of stylish, comfortable living coupled with a wonderfully designed and landscaped garden too.

The front garden offers a good-sized driveway (space for 3 cars) and access to the garage. A pathway leads up to a front terrace and the front door. Inside, the property consists of :

- Entrance hall (3m²) with glazed double doors through to the reception rooms
 - Kitchen / Lounge / Diner (38m²) with a modern, integrated and equipped kitchen (integrated dishwasher, oven, microwave/grill and fridge/freezer), central island, a good-sized dining area and a lovely living room with a modern wood-burning stove. Direct access via sliding patio doors onto the rear terrace / balcony with retractable sun-blind over the outdoor dining area and steps down into the garden.
 - Bedroom 1 (11m²) Double aspect
 - Corridor (8m²) with access to stairs down to the garden level.
 - Bedroom 2 (10m²) with built in wardrobe
 - Shower room (6m²) with large walk-in shower, WC and wash-hand basin
- Garden-Level :
- Bedroom 3 (12m²) with WC and wash-hand basin (3m²)

- Summer kitchen / laundry room (10m²) including the newly-installed boiler for the heat-pump central