

Spacious renovated detached stone house in rural setting

EXCLUSIVE



INFORMATION

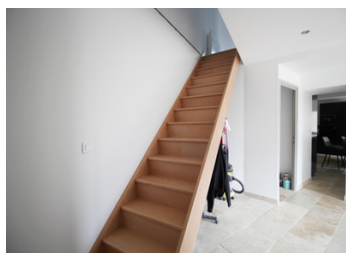
Town:	Couture-d'Argenson
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	164 m2
Plot Size:	361 m2

IN BRIEF

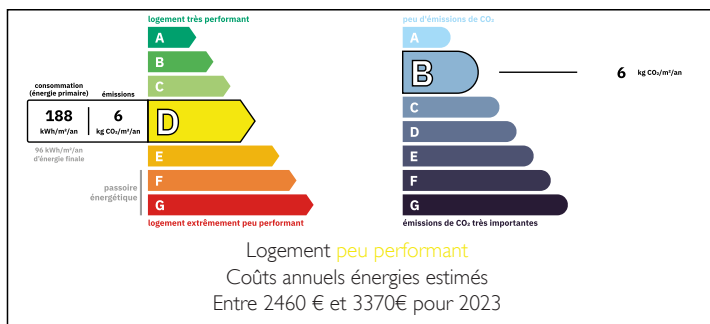
This beautifully renovated home offers modern comfort and countryside charm. The ground floor features a spacious 31 m² kitchen with central island, a bright 30 m² living room with log burner and garden access, a utility room, and a garage. Upstairs, there are three generous bedrooms, a versatile office, a modern family bathroom, and a separate WC.

Additional highlights include travertine flooring on the ground floor, double glazing with mostly electric shutters, electric heating complemented by the log burner, and a new septic tank (2023). The south-facing garden is low-maintenance and perfect for enjoying the sun.

Ideal for those seeking space, style, and tranquility in a rural setting.

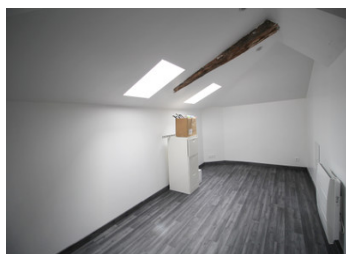


ENERGY - DPE



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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 :

Step into a bright and stylish 31 m² kitchen, beautifully fitted with sleek black units and a central island.

The spacious 30 m² living room features sliding doors that open onto the garden and a cozy log burner.

A hallway (6.7 m²) leads to a utility room (4.5 m²) with WC, storage cupboard, and hot water boiler, as well as direct access to the 15 m² garage. Stairs rise from the hallway to the first floor.

First Floor

Upstairs you'll find three generous bedrooms (15, 13 and 23 m²), plus a versatile 13 m² office that could also serve as a guest room or playroom. The modern family bathroom (8 m²) offers a walk-in shower, bathtub, and double vanity, while a separate WC completes this floor.

Additional Features

- Recently renovated throughout in neutral tones, offering a fresh and elegant finish.
- Travertine tiles on the ground floor add a touch of luxury.
- Double glazing throughout, with most windows fitted with electric shutters.
- Heating via electric system and log burner.
- New septic tank installed in 2023.

Garden

Low-maintenance south-facing garden, ideal for enjoying the sun with minimal upkeep

Location

Set in a peaceful rural environment, this stunning home combines modern comfort with countryside charm – ideal for those seeking space, style, and tranquility.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES