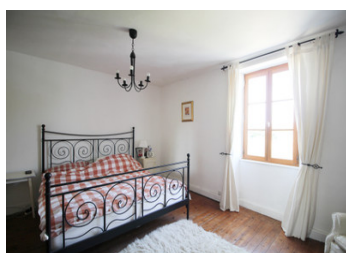
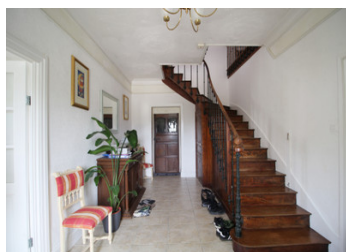


Elegant Maison de Maître with Pool, Outbuildings & Mature Garden



INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	4373 m2



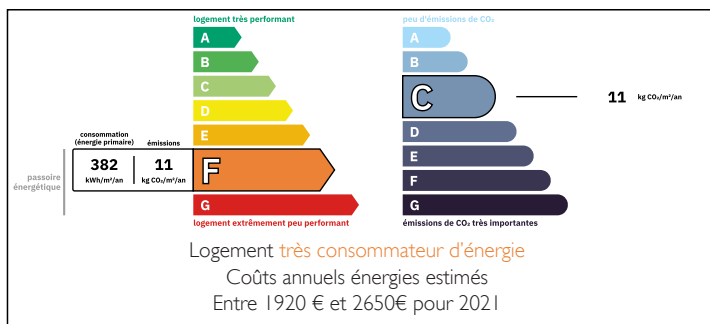
IN BRIEF

Tucked away in a gentle, green landscape, this Maison de Maître enjoys the calm and privacy of the French countryside while remaining remarkably convenient. Just a three-minute drive from a small village offering all everyday essentials, including a supermarket, doctor, post office, school, bar, and pharmacy.

The property beautifully balances historic charm and spacious proportions, showcasing classic architectural details that speak to its distinguished past. Beyond its immediate comfort, it also presents exciting opportunities for further development, whether completing ongoing renovations or reimagining the large outbuildings.

With a sun-drenched swimming pool, generous garden, and versatile annexes, this is a rare setting that can adapt to many lifestyles: a welcoming family residence, an idyllic holiday retreat, or even the

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

Property Layout & Room Sizes

Ground Floor:

Entrance hall – 18 m² with separate toilet

Living room – 27 m²

Kitchen – 30 m²

Side kitchen/utility – 19 m²

Two partly renovated rooms – 55 m² and 31 m²

First Floor:

Landing – 14 m²

Bedroom 1 – 21.5 m² with annex shower room & toilet – 4 m²

Bedroom 2 – 14 m²

Bedroom 3 – 15.5 m²

Shower room with toilet – 8 m²

Outbuildings :

Barn (144 m²) with vaulted stone entrance

Open fronted barn (25 m²)

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

LOCAL TAXES

Taxe habitation: EUR

NOTES