

Traditional house to finish with a modern twist, large garden and outbuildings.

## EXCLUSIVE



## INFORMATION

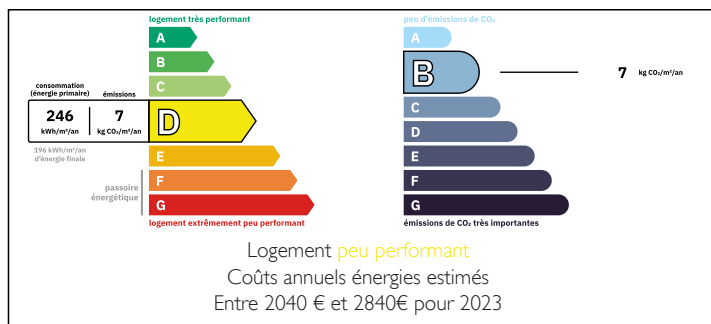
|             |             |
|-------------|-------------|
| Town:       | Rom         |
| Department: | Deux-Sèvres |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 162 m2      |
| Plot Size:  | 1628 m2     |

## IN BRIEF

Go back in time with this house which is absolutely bursting with character and original features. Recently part renovated to finish, with two large bedrooms hosting large original feature fireplace surrounds. Other features include a beautiful mosaic tiled floor and a mezzanine area overlooking the fabulous open plan kitchen complete with a stunning polished concrete island and matching work tops. Generous garden space to the rear with a built in Barbeque area and a covered terrace, perfect for Alfresco dining. The property is approached through a gated courtyard which provides parking for multiple cars, set in a quiet street in a very pretty village, a short walk to the local shop and the market town of Couhé is under a ten minute drive. Ideally situated 42kms from Poitiers Airport and 113 kms from Limoges airport.



## 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

### INTERIOR

Living room/Dining room - with feature wood stove burner and mosaic tiled floor throughout, large French doors lead on to the covered courtyard.

Kitchen - spacious and open plan with feature island and polished concrete work tops

Storage area with shelving next to the downstairs shower room

Feature wooden and iron staircase leads up to a large bright landing

Bedroom 1 - Large with original feature fireplace

Bedroom 2 - Large with original feature fireplace surround, separate area within the bedroom which could be utilised as a dressing room or develop into an en suite.

Room 3 - Could be utilised as a study or a potential room to convert into a bathroom

Mezzanine area overlooking the kitchen with a wrought iron rail wrapped around it.

### EXTERIEUR

Gated courtyard, Large garden with an extensive driveway, outbuildings, built in BBQ and a garage.

### LOCATION

Located in a very pretty small village, 6km drive from the market town of Couhé which offers plenty of amenities and easy access to N10.

-----

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