



Ref: A40973SSA79

Price: 307 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (290 000 EUR without fees)

Beautifully presented three bedroom house with pool and a separate building for conversion with its own garden



INFORMATION

Town: Messé

Department: Deux-Sèvres

Bed: 3

Bath: 2

Floor: 205 m2

Plot Size: 746 m²





IN BRIEF

Set in the heart of a small commune in rural Deux-Sèvres, this beautifully appointed residence combines timeless French charm with elegant modern living.





A pleasant entrance hall welcomes you into the property, leading to an impressive kitchen and dining area — the true centrepiece of the home. Designed for both everyday living and entertaining, this stylish space offers generous room for culinary creativity and dining with family and friends. A handsome wood burner adds a touch of character and warmth.





Adjoining the kitchen, a charming sitting room overlooks the small rear garden. Currently used as a hobby room, it offers flexibility as an additional ground-floor bedroom or a useful study. On the other side of the hall, the principal sitting room exudes warmth and comfort, complete with a feature wood burner.

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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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Upstairs, three beautifully proportioned bedrooms offer peaceful retreats. The principal bedroom features an elegant en-suite shower room, while a spacious family bathroom serves the other two bedrooms.

The exterior spaces are equally appealing. To the front, a delightful landscaped garden with a large swimming pool provides the perfect setting for outdoor relaxation and summer entertaining. The rear garden offers a private, low-maintenance alternative.

Across the quiet no-through lane lies a substantial stone outbuilding with its own traditional bread oven, opening onto a further garden area. This impressive space offers exceptional potential — ideal for conversion into a guest house, studio or leisure suite (subject to the necessary permissions).

This exceptional property presents an outstanding opportunity to acquire a well-presented country home — equally suited as a family residence or a holiday retreat.

Located near the village of Messé and just 15 minutes from the popular market town of Lezay, you are within easy reach of local amenities including shops, restaurants, and weekly markets, while still enjoying the peace and beauty of the Deux-Sèvres countryside.

Measurements
Ground floor:
Hall 10.56m2
Sitting room 35.81m2
Kitchen 34.12m2
Small sitting room 18.83m2
Laundry room 18.54m2
Pantry 10.56m2
Toilet 1.61m2

First floor:

Bedroom 21.63m2 with en-suite shower room 12.77m2