

Charming 2-bedroom bungalow with barn, large plot and loft expansion potential – Vernoux-en-Gâtine

EXCLUSIVE



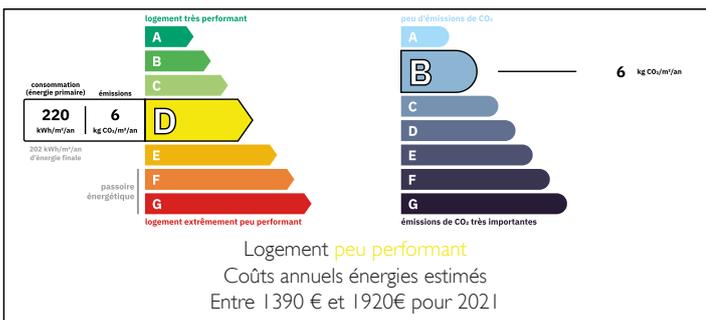
INFORMATION

Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	109 m ²
Plot Size:	7122 m ²

IN BRIEF

Attractive 2-bedroom bungalow for sale in Vernoux-en-Gâtine, offering a large attached barn, additional outbuildings, and over 7,000 m² of land ideal for horses. With double glazing, two pellet burners and the possibility to convert the loft, this property provides comfortable rural living just 2 km from amenities and within easy reach of the Vendée coast and major airports.

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

The property offers a comfortable single-storey layout, a large attached barn, additional outbuilding, and over 7,000 m² of land ideal for horses, small livestock, or anyone seeking space and privacy. With potential for loft conversion, this is an excellent opportunity for buyers looking for a rural home with growth potential. Located just 2 km from L'Absie, the house sits in a peaceful rural setting and is ideally suited for those seeking space, privacy, and land that can accommodate horses or other animals.

The house comprises:

Front veranda (10m²) opening into a spacious kitchen (26m²) with fitted units and plenty of room for a table and chairs

Dining room (22m²) with fireplace and pellet burner
Rear veranda/utility room (12m²) with sink and washing machine plumbing

Lounge (21m²) with patio doors to the front garden and a second pellet burner

Two double bedrooms (13m², 7m²), each with built-in wardrobes

Shower room (4m²) with shower, washbasin and WC

Separate additional WC (2m²)

Outbuildings and land - perfect for horses

Large attached barn (60m²), ideal as a garage, storage or a future development project with stairs leading to the attic (50m²)(conversion potential)

Additional outbuilding (45m²) currently used as a workshop

Spacious rear garden plus substantial side land suitable for horses, grazing, or small livestock

Total plot size: 7,122 m² (over 1.75 acres), making it ideal for those searching for a property with land in Deux-Sèvres.

Additional Features:

LOCAL TAXES

Taxe foncière: 664 EUR

Taxe habitation: EUR

NOTES