

For sale in the heart of the Marais Poitevin, charming exposed stone house of 156 m². Three bedrooms.



INFORMATION

Town:	Coulon
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	156 m ²
Plot Size:	0 m ²



IN BRIEF

Stone house of 156 m² located in the heart of a tourist village offering a sought-after and authentic living environment.

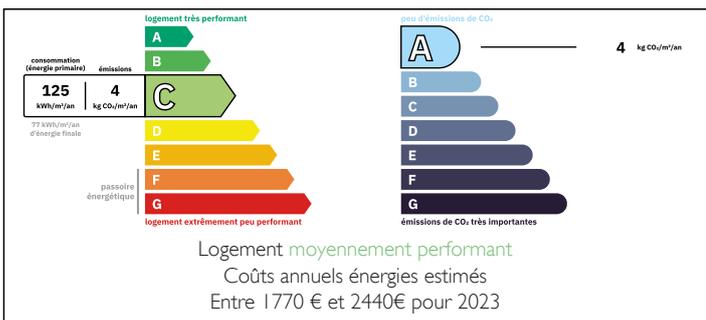
This charming semi-detached house boasts spacious rooms and a warm atmosphere, ideal as a primary residence, vacation home, or rental investment.

On the ground floor, a welcoming entrance hall, a large living room with an open fireplace, a dining room with a fireplace, a fitted and equipped kitchen, a WC, and a functional utility room.

Upstairs, three bedrooms with storage, a laundry room, a WC, a shower room, and a storage cupboard.

This characterful house retains its original charm and enjoys a prime location in the heart of the village, with shops and amenities within easy walking distance.

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

Discover this spacious and functional house, ideal for a family seeking comfort and generous living areas.

The 7 m² entrance hall leads to a pleasant and bright living space. The 24 m² living room offers a comfortable setting for relaxation. The 22 m² dining room provides ample space for entertaining and enjoying convivial moments. A WC is also located on this floor. The well-proportioned 17 m² kitchen is complemented by a 7 m² utility room, offering ample storage and practicality.

Upstairs, a 5 m² landing provides access to all the rooms. Here you will find a 9.36 m² laundry room, a separate 2 m² WC, and a 7 m² bathroom. The sleeping area comprises three bedrooms: one 19 m² bedroom and two 13 m² bedrooms, offering comfort and tranquility.

This house stands out for its balanced proportions, functional layout, and potential for customization. It represents a great opportunity for a family project.

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

LOCAL TAXES

Taxe foncière: 150 EUR

Taxe habitation: EUR

NOTES