

Beautiful 160 m house with swimming pool in Chef-Boutonne.



## INFORMATION

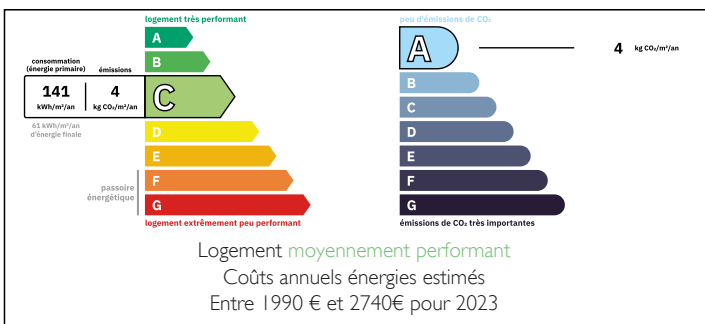
Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	2361 m2



## IN BRIEF

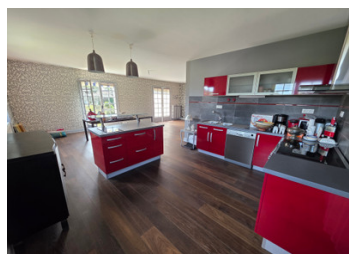
A rare lifestyle setting where everything is in place to instantly picture yourself living here. Enjoy a pleasant swimming pool for sunny days, with open views over the charming town of Chef-Boutonne and its shops, all while benefiting from a peaceful environment. The terraces and the continuous balcony on the first floor provide true relaxation spaces, perfect for enjoying every moment of the day. Below, the river adds a sense of serenity and offers direct access to nature. The surroundings are both quiet and convenient, a highly sought-after balance. A property that invites you to slow down and enjoy life, without compromising on proximity to amenities. A great opportunity for those looking to combine comfort, views and quality of life.

## 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

Ideally located close to shops, schools and the cinema, this 184 m<sup>2</sup> home, set over two levels, offers generous volumes and a pleasant living environment.

It comprises an entrance hall with cloakroom, a spacious living area with a fully fitted kitchen open to the dining room and lounge, as well as a second kitchen. A lounge-library with exposed beams completes the living spaces. The sleeping area includes two bedrooms, a dressing room that can be used as an additional bedroom, a bathroom and two WCs. Numerous storage spaces, a boiler room, a cellar and a garage with mezzanine further enhance the property. Outside: garden, greenhouses, pond, swimming pool with dome and a second stone property offering great potential, with access to the Boutonne at the end of the land.

Key features:

Open views over the charming town of Chef-Boutonne  
Peaceful setting while remaining close to amenities  
Terrace and continuous balcony on the first floor  
Direct access to the river at the end of the plot  
Stone outbuilding with conversion potential  
Land size of 2,381 m<sup>2</sup>

Technical details:

Connected to mains drainage  
Roof recently cleaned and well maintained  
8x4 m chlorine swimming pool (1.50 m depth) with dome  
Air-to-water heat pump (approx. 10 years old, serviced annually)  
Fireplace currently sealed  
Manual sun awnings along the entire first-floor balcony

Contact me to arrange a viewing.

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 2027 EUR

Taxe habitation: EUR

## NOTES