

Charming 3-bedroom detached stone house with gardens and views in peaceful hamlet near Vernoux

EXCLUSIVE



INFORMATION

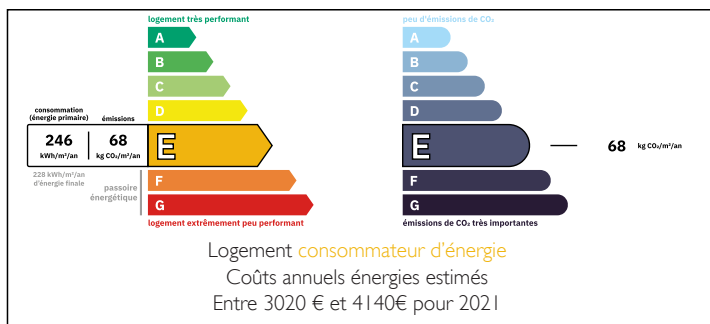
Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	160 m ²
Plot Size:	1512 m ²

IN BRIEF

Charming and well-maintained 3-bedroom detached stone house set in a peaceful hamlet near Vernoux-en-Gâtine. Offering generous living space, a large mezzanine, and gardens with open countryside views, this property is ready to enjoy as a permanent home or relaxing rural retreat.

Conveniently located around 5km from shops and amenities in L'Absie and Secondigny, approximately 25km from Niort, around 85–95km from La Rochelle and Poitiers airports, and within roughly 90km of the Atlantic coast beaches.

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

This delightful stone property combines traditional character with modern comfort.

The ground floor (tiled throughout) offers welcoming and spacious living areas: Entrance Hallway (13m²): inviting entry with stairs leading to the first floor.

Large Kitchen/Dining Room (30m²): a warm and welcoming space featuring an open fireplace - perfect for family meals and entertaining. French doors open directly onto the garden.

Spacious Lounge (33m²): bright and comfortable, ideal for relaxing or hosting guests.

WC and Shower Room: conveniently located on the ground floor.

Boiler Room/Storage Area: practical additional space.

Upstairs (parquet flooring):

Generous Mezzanine (19.m²): a versatile area, ideal for a home office, reading area, or potential further development

Three Bedrooms:

Master Bedroom (32m²)

Double Bedroom (15m²)

Charming Smaller Bedroom (9m²)

Outside, the property benefits from a private garden with lovely open views across the surrounding countryside. A second enclosed plot with gated access provides secure parking and additional outdoor space. This plot also includes a small outbuilding, ideal for storage or a workshop.

Well maintained throughout, the house is ready for immediate occupation. Ideal as a main residence, holiday home, or investment in a peaceful yet accessible rural setting.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: **673 EUR**

Taxe habitation: **EUR**

NOTES