

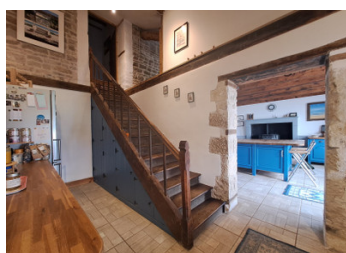
## Spacious Character Stone Property with 4/5 Bedrooms, Outbuildings and Large Garden near Chef-Boutonne

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Chef-Boutonne       |
| Department: | Deux-Sèvres         |
| Bed:        | 5                   |
| Bath:       | 4                   |
| Floor:      | 192 m <sup>2</sup>  |
| Plot Size:  | 3846 m <sup>2</sup> |



## IN BRIEF

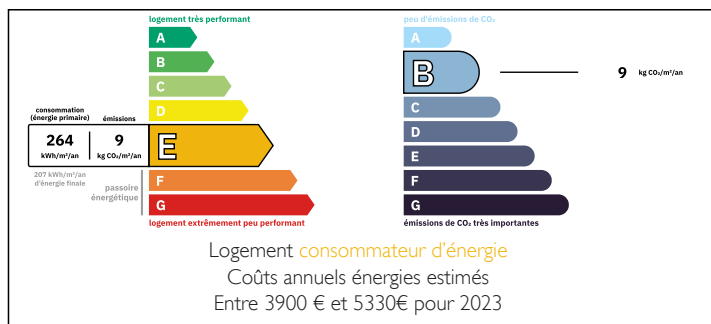
Charming country house set in a peaceful rural location just 4 km from Chef-Boutonne, offering generous living space and excellent potential.

The property features a spacious 50.5 m<sup>2</sup> living room with fireplace, a characterful two-part kitchen with island and pellet stove, 4 or 5 bedrooms including two possible ground-floor bedrooms.

A 23 m<sup>2</sup> veranda opens onto a large garden of approx. 3,800 m<sup>2</sup> with mature trees and fruit trees. Numerous outbuildings, including barns and a workshop, provide great opportunities for storage, hobbies, or development projects.

Ample parking and a quiet setting close to local amenities make this an ideal family home or countryside retreat.

## 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

Located in a quiet rural setting just 4 km from the lively village of Chef-Boutonne, this charming property offers generous living space, extensive outbuildings, and a beautiful garden of approximately 3,800 m<sup>2</sup>. Ideal for those seeking space, privacy, and potential for projects or a rural lifestyle.

### Ground Floor:

A front garden with ample parking leads to the main entrance. You are welcomed into a bright and spacious living room of approximately 50.5 m<sup>2</sup>, featuring a lounge area, dining space, fireplace, and wooden floors.

The kitchen is arranged over two rooms (approx. 20 m<sup>2</sup> and 11 m<sup>2</sup>) and includes bespoke units, a central island, a pellet stove, and high ceilings, creating an airy and functional space.

A back kitchen and pantry (approx. 9 m<sup>2</sup> in total) provide useful additional storage.

The ground floor also offers a bedroom of 14.5 m<sup>2</sup> with wooden flooring and a fireplace, a dressing room (4 m<sup>2</sup>), and a shower room.

An additional room of 11 m<sup>2</sup> can be used as an office or bedroom and includes an adjoining utility room with WC. This space was formerly a bathroom and could easily be converted back if desired.

A 23 m<sup>2</sup> veranda opens onto the rear garden, ideal for relaxing or entertaining.

### First Floor:

A spacious landing leads to three bedrooms (approx. 10 m<sup>2</sup>, 13 m<sup>2</sup>, and 18 m<sup>2</sup>). One bedroom benefits from a private shower room, while the other two share a family bathroom. There is also a separate dressing room (6 m<sup>2</sup>).

### Outbuildings and Exterior:

## LOCAL TAXES

**Taxe foncière:** 1600 EUR

**Taxe habitation:** EUR

## NOTES