

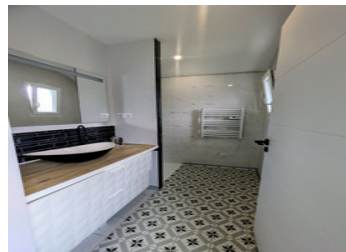
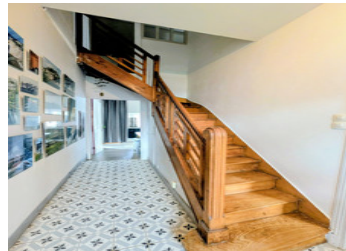
Modernised 3 Bed Village House with Large Garden, Garage & Terrace in Ménigoute

EXCLUSIVE



INFORMATION

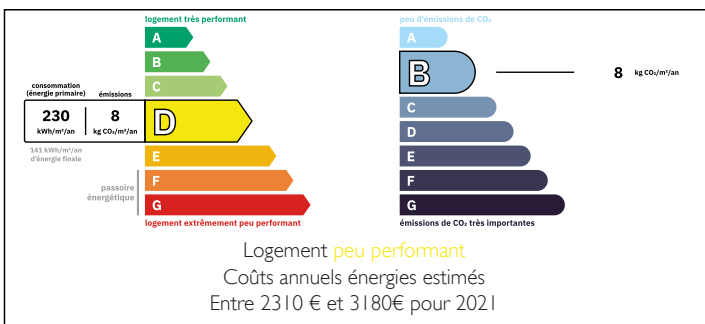
Town:	Ménigoute
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1186 m2



IN BRIEF

Situated in the heart of the popular village of Ménigoute, this spacious village house has been renovated and decorated in a modern style by the current owners and offers comfortable family living with a large garden, garage and terrace. The ground floor features a bright and spacious living/dining room with woodburner and large patio doors opening onto the terrace overlooking the garden, a modern fitted kitchen with breakfast bar, office, shower room and separate WC. An attractive oak staircase leads to three bedrooms, a family bathroom and a landing with study area. Outside, the large enclosed garden includes a well, pond and useful outbuildings. The property benefits from wooden double glazing and mains drainage. Conveniently located close to village amenities, with Poitiers airport and TGV station approximately 35 minutes away, offering excellent transport links.

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 the centre of the lively village of Ménagoute, this spacious village house has been tastefully renovated and decorated in a modern style by the current owners, creating a bright and welcoming family home.

The ground floor offers a large open living and dining room with a woodburner, ideal for both everyday living and entertaining. Large patio doors open directly onto the generous terrace with lovely views over the garden, allowing plenty of natural light into the living space. The modern fitted kitchen includes a breakfast bar and provides a practical and sociable layout. There is also a separate office, ideal for home working, together with a shower room and separate WC on the ground floor.

An attractive oak staircase leads to the first floor where there are three bedrooms, a family bathroom and a spacious landing currently arranged as a study area.

Outside, the property benefits from a large mature garden featuring a well, pond and several small outbuildings, offering useful storage and potential workshop or hobby space. A garage provides additional parking and storage.

The house benefits from wooden double glazing and mains drainage.

Ménagoute is a well-served village with local shops, cafés and everyday amenities nearby, while the surrounding countryside offers excellent walking and outdoor activities. The property is also conveniently located approximately 35 minutes from Poitiers, with its airport and TGV station providing fast rail connections to Paris, Bordeaux and beyond.

Information about risks to which this property is exposed is available on the Géorisques...

LOCAL TAXES

Taxe foncière: 990 EUR

NOTES