

Modern home on one level in Le Busseau with a gourmet garden



INFORMATION

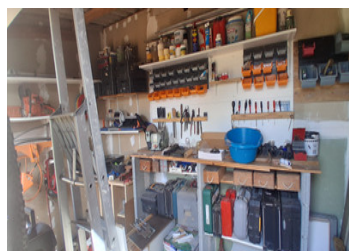
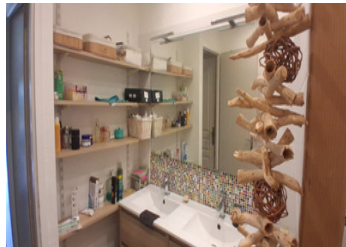
Town:	Le Busseau
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	1023 m2

IN BRIEF

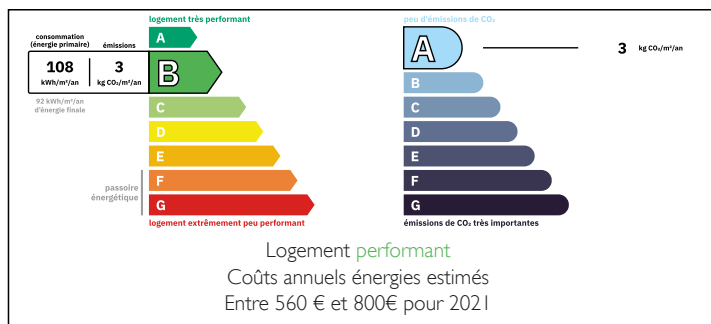
This detached bungalow offers comfortable single level living and is perfect for anyone looking for an easy to maintain and economical home in a peaceful village setting. Whether you are retiring to France, looking for a holiday home or a property for a small family this house is ready to move straight into.

The house is well presented throughout and has been tastefully decorated so there is no work to do. Just unpack and enjoy your new home.

The property is situated in the village of Le Busseau where you will find a restaurant, post office and infant school. The nearby town of La Châtaigneraie has supermarkets, shops and everyday services while the market town of Coulonges-sur-l'Autize is well known for its weekly market. The city of Niort is also within easy reach with its TGV station offering direct trains...

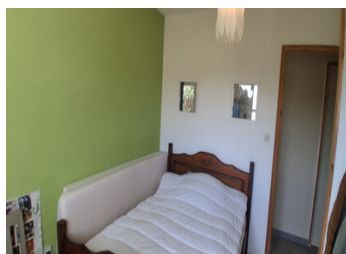
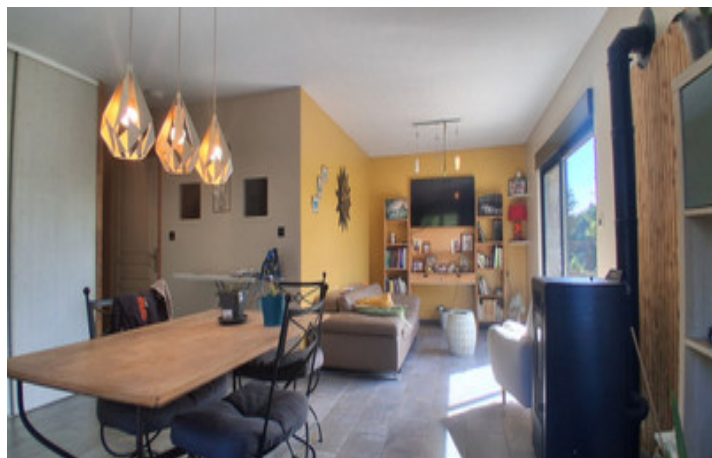


ENERGY - DPE



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

The house is surrounded by natural boundaries, with a garden that wraps around the property. A gravelled driveway with gates provides parking for one or two cars. There is also a useful garage with a mezzanine storage area to make the most of the space.

To the rear of the house is a productive vegetable garden where you can grow your own vegetables and herbs. The garden also includes several fruit trees including a fig, mirabelle plum, cherry and peach, with beautiful views over the surrounding fields and countryside.

The front door opens into an entrance hall with the kitchen to the left. It is compact but fully equipped with a breakfast bar and display shelving. A door from the kitchen leads directly into the garage, making it a convenient space for additional storage, a pantry or a freezer. The bright living area includes a dining space with built-in storage, a pellet burner and a comfortable lounge with French doors opening onto the terrace and garden.

A small hallway leads to two bedrooms, a modern shower room with a rainfall shower and a separate WC. In addition to the pellet burner, the house benefits from a solar hot water system, which heats water during the summer months using a roof mounted coil system connected to a 150-litre hot water cylinder and an external storage tank. A useful outbuilding with a small area of land behind would be ideal for keeping chickens or could simply...

NOTES