

Pretty detached stone house with garden



INFORMATION

Town:	Limalonges
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	1661 m2

IN BRIEF

Ground floor

Living room 29 m2

Kitchen 12 m2

Dining room 14 m2

Bathroom 1 : 4.5 m2

1st Floor

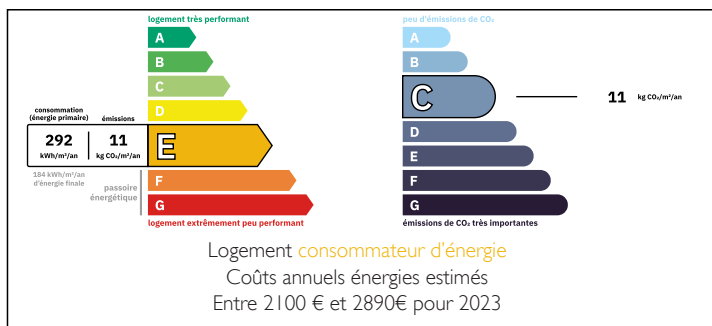
Landing 3.5 m2

Bedroom 1 : 13 m2

Bedroom 2 : 16 m2

Bathroom 2 : 8 m2

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.



LOCAL TAXES

Taxe foncière: 595 EUR

NOTES

DESCRIPTION

Nestled in a peaceful hamlet just a few kilometers from Sauzé-entre-Bois, this charming, detached stone house offers 100 m² of living space, full of character and comfort.

On the ground floor, you'll find a bright 29 m² living room with a fireplace and wood-burning stove, a fully fitted and equipped 12 m² kitchen, and a 14 m² dining room that can easily be converted into an additional bedroom if desired. A bathroom with WC (4.5 m²).

Upstairs, a landing leads to two lovely bedrooms of 16 m² and 13 m², along with a spacious bathroom with WC.

At the back of the property, a private, enclosed garden invites relaxation, featuring a terrace ideal for outdoor dining and a garden shed for extra storage. The generous 1,661 m² plot provides ample outdoor space, perfect for enjoying the countryside setting.

The house is equipped with wooden double-glazed windows, a compliant individual sanitation system, and mixed heating (wood and electric).

A delightful property to discover without delay—ideal as a main residence or as a charming holiday home in the countryside.

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