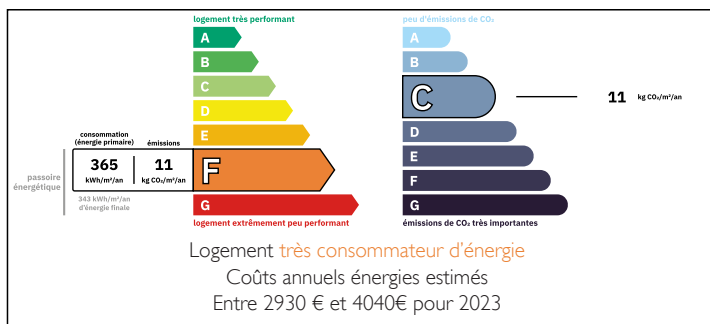


3-bed country house with new roof, barn, hangar & 5,826m land, 10 mins from La Mothe-Saint-Héray

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Prailles-La Couarde
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	144 m ²
Plot Size:	5826 m ²

IN BRIEF

Peacefully situated in a rural hamlet 10 minutes from La Mothe-Saint-Héray, this 3-bedroom country house offers flexible accommodation, 5,826m² of land and a broad range of outbuildings, including a barn, hangar, garage and workshop.

The roof and roof lights were replaced in March 2026, representing a significant investment made. Inside are two kitchens, several living areas with wood burners, a ground-floor bedroom and shower room, plus two bedrooms in the eaves, each accessed by its own staircase.

Outside, the grounds offer plenty of potential, with walnut and fruit trees, a well and space for gardens, vegetable plots or recreational areas.

Around 50 minutes from Poitiers, with its airport and TGV connections to Paris, and approximately 1 hour 20 minutes from La Rochelle and the Atlantic

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: 634 EUR

NOTES

DESCRIPTION

Set in a peaceful rural hamlet just 10 minutes from La Mothe-Saint-Héray, this 3-bedroom country house combines flexible living space with 5,826m² of land and an excellent range of outbuildings.

A major improvement has already been completed, with the house fully re-roofed in March 2026, including the replacement of the roof lights.

Inside, the property has an unusual and adaptable layout, with two kitchens, several living spaces with wood burners, a ground-floor bedroom and shower room, and two further bedrooms in the eaves.

One part of the house has a small kitchen opening onto a cosy seating area with a wood burner. There is also a separate snug, again with its own wood burner, providing another comfortable living space.

A particularly interesting feature is the large double-height arrière cuisine. Currently arranged with a large dining table and another wood burner, this generous space has plenty of character and offers considerable scope to adapt it to suit the new owners.

Also on the ground floor is a bedroom and shower room, providing useful single-level accommodation.

Upstairs are two further bedrooms set into the eaves. They are reached by separate staircases from different parts of the house, creating a flexible arrangement which could work particularly well for family members or guests.

The property would benefit from some refreshing and updating, giving the next owners the opportunity to make it their own. Importantly, the complete replacement of the roof and roof lights in March 2026 means one...