

Renovated country property with stone outbuildings and superb parkland garden



INFORMATION

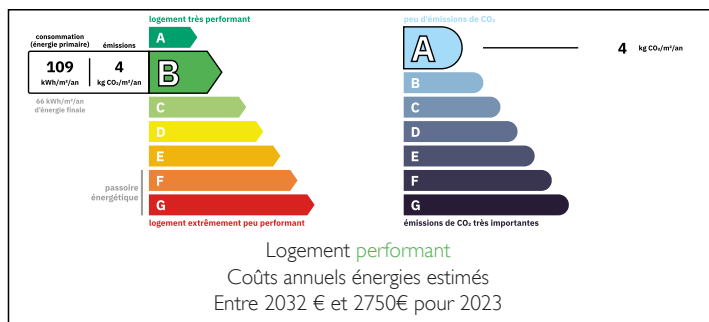
Town:	Valdelaume
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	6961 m2

IN BRIEF

This beautiful, fully renovated country property offers approximately 225 m² of living space, generous proportions and a particularly pleasant flow between its bright, open-plan living areas. It comprises four bedrooms, several shower rooms, a large open-plan living area with kitchen, a veranda, and numerous stone outbuildings. The property also benefits from underfloor heating, a reversible heat pump and a compliant individual septic system. Outside, impressive entrance gates open onto extensive parkland-style grounds, while the substantial stone barns with high roof spaces offer excellent additional potential.

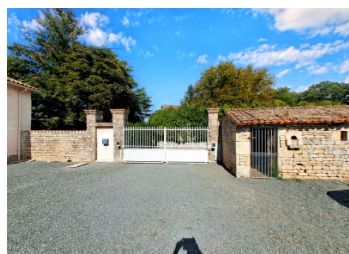


ENERGY - DPE



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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 main house provides approximately 225 m² of living accommodation and immediately impresses with the quality of its renovation, its generous proportions and the excellent flow between the different rooms.

On the ground floor, the heart of the house is a large open-plan living space measuring approximately 9.80 m x 9.00 m, combining the kitchen, sitting room and dining area. This bright and welcoming space is complemented by a fireplace, adding warmth and character to the room.

A veranda measuring approximately 4.10 m x 6.00 m extends the living space and provides a wonderful place from which to enjoy the surrounding grounds.

This level also includes a bedroom measuring approximately 4.30 m x 3.20 m, a shower room of approximately 2.00 m x 2.20 m, a dressing room of approximately 1.30 m x 3.80 m, a utility room of approximately 3.40 m x 3.00 m, a cellar of approximately 2.40 m x 4.10 m, and a separate WC of approximately 2 m².

Upstairs, a spacious landing leads to three further bedrooms measuring approximately 3.50 m x 3.20 m, 3.40 m x 3.10 m and 3.80 m x 4.10 m. Two shower rooms with WCs complete this floor, one measuring approximately 2.00 m x 2.70 m and the other approximately 2.60 m x 2.90 m. There is also a convertible attic, offering further scope for development according to the needs of the future owners.

The house offers a high level of comfort thanks to underfloor heating and a reversible heat...

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