



Kim & Nigel Cowles

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**Reference:** N13130E  
**Location:** Deux-Sèvres (79) - Pompaire  
**Type:** Bungalow  
**Setting:** Rural  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 160 m2  
**Land size:** 14 740 m2  
**Condition:** 1st Class Condition  
**Year built:** 1970  
**Heating:** Wood/Electric  
**Shops:** 3 Km  
**Pool:** Yes  
**Outbuildings:** Yes



An immaculate bungalow near to Parthenay with a covered swimming pool, beautiful gardens and three surrounding fields for animals, offering double glazing, spacious rooms and 3beds/2bath.

Approached via a private drive which leads you to the property and then sweeps around the house to the triple garages for parking. Enter into the fully fitted breakfast kitchen with 2 windows and door to the front, integrated appliances including oven, hob, microwave and dishwasher, island unit with breakfast area and tiled floor. Laundry room with tiled floor, door and window to the side, fitted units with sink and plumbing for a washing machine. Office (or 4th bedroom) with window to the rear, tiled floor and access to the attic space for storage. Useful toilet with hand wash basin off the laundry room with cupboards built in for storage. To the rear of the kitchen is a hall with built in storage and tiled floor which leads to the master bedroom suite. Master bedroom has 2 windows to the rear, laminate floor, triple built in wardrobes and an en-suite shower room with window to the rear tiled floor, twin vanity sinks, large walk in shower and toilet. The living room is double aspect with wood floor, fireplace with wood burning stove, 2 french doors to the front and leads into a snug area with french doors to the rear decked terrace overlooking the pool. Hall from the living room leads to 2 further double bedroom and a family shower room.

The gardens surround the property and to the rear is the covered 12 x 6m salt water swimming pool with a large terrace around, raised terrace to the side with summer kitchen. The gardens extend into an orchard area, boules piste, badminton court, and then extend to the rear and side into 3 fields fenced for animals. There is a separate vehicle access to the field to the rear.

The outbuilding consist of a triple garage (54m2), garage (18m2), open tractor shed (10m2), brick shed (14m2) and stable (11m2).

Pompaire and Parthenay are 3km away. 40 minutes to the city of Niort (TGV) and 1 hour to Poitiers, international airport and TGV.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1670 EUR et 2320 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 194 kWh/m2/an EMISSION DE GAZ 6 kgCO2/m2/an

Date du DPE 22/04/2024.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 399 950€ \*

(\* Les honoraires de l'agence sont à la charge du vendeur)

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€399,950

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO  
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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