



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N247E
Location: Deux Sèvres - Chef Boutonne
Type: Maison de Maître
Setting: Town
Bedrooms: 5
Bathrooms: 2
Habitable: 225 m2
Land size: 2945 m2
Condition: Significant Work Required
Year built: 1850
Heating: Electric
Shops: 0 Km
Pool: No
Outbuildings: Yes



EXCLUSIVE. This detached, imposing house is in the heart of the town of Chef Boutonne and offers 3 spacious reception rooms, 5 bedrooms and has surrounding, private walled gardens with outbuildings to the rear, a lovely home or business opportunity. Updating is needed.

Central hall with stone floor and leads to reception rooms on either side and to the further hall that runs to the rear of the property with door to the rear. To the left is the living room with oak floor, marble fireplace, 2 windows to the front, one to the side, wood paneling and ceiling plaster rose. To the right of the hall is the dining room - fireplace with insert, window to the front, built in shelves, carpet and door to the rear leading to the kitchen. The kitchen has 2 windows to the rear, tiled floor and door to the side to a glazed veranda. Door from the kitchen leads to the snug/office with window to the front, built in cupboard and carpet. Shower room with french doors to the side. Separate toilet. Access to cellar.

On the first floor is a large landing area with window to the rear and carpet. There are 5 double bedrooms all with windows looking to the front and 2 with fireplaces. Kitchen with window to the side. Bathroom with bath and separate shower. These are large attics above.

The outbuildings are to the rear of the property around a courtyard with plenty of parking and gates to the road. Single storey building (60m2), 2 garages (15m2 & 12m2), Tall garage (15m2). Barn (35m2) with an old forge having windows looking towards the house. Barn (57m2) doors to rear, doors to other barn and windows to the rear. Covered hangar and several smaller stone sheds. Pigeonnier in front garden.

The gardens surround the house and are walled. Mainly laid to lawn with pretty borders, vines and mature shrubs.

Chef Boutonne is a lively market town with a good selection of shops, bars, restaurants, fishing lake, château which is a short walk away as is the fishing lake and has schools for all ages of children. Niort is just 45 minutes away with TGV station. Poitiers is an hour with airport and TGV station. La Rochelle is just over 1 hour and 15 minutes.

Absence de chauffage

Date de réalisation du diagnostic : 25/04/2025

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

TTC Prix affiché : 263 750€ *

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

Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

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 DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

Selon l'article L.561.5 du Code Monétaire et Financier, pour l'organisation de la visite, la présentation d'une pièce d'identité vous sera demandée.

€263,750

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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