



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N326E
Location: Deux-Sèvres(79) - Saint Martin du Fouilloux
Type: House
Setting: Village
Bedrooms: 3
Bathrooms: 2
Habitable: 164 m2
Land size: 945 m2
Condition: Ready to move in
Year built: 1900
Heating: Electricity/Wood
Shops: 8 Km
Pool: No
Outbuildings: Yes



This detached stone house offers spacious accommodation with 2 large reception rooms, 3bed/2bath and an office in an enclosed garden with above ground pool.

Fully fitted breakfast kitchen with tiled floor, window and door to the front, french door to the rear terrace, oven, hob, extractor, dishwasher, fridge and ceiling beams. Laundry room with tiled floor windows to the front and rear, sink and separate toilet. The lounge has a tiled floor, window to the front, fireplace with wood burning stove and ceiling beams. Large dining room with tiled floor, stairs up to first floor, window and door to the front, french doors to the rear and beams. Office with tiled floor, velux, window to the side and beams.

On the first floor is a landing with wood floor and 2 velux windows. The master bedroom has a wood floor, beams, window to the front and en-suite shower room. Bedroom 2 has wood floor, window to the front and beams. Bedroom 2 has a window to the front, wood floor and beams. Bathroom has a window to the rear, tiled floor, freestanding bath, separate shower, sink, toilet and beams.

The gardens are to the rear and side of the property mainly laid to lawn with a parking area, above ground pool and 2 terraces for al fresco dining. New mains connection for sewage fitted.

Vasles is 8km and has a supermarket, bakery, butchers, medical centre, restaurants, schools. Parthenay is 12km. Poitiers with airport and TGV station is 40 minutes away

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 2770 EUR et 3820 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 213 kWh/m2/an EMISSION DE GAZ 8 kgCO2/m2/an

Date de réalisation du diagnostic : 16/05/2025

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

TTC Prix affiché : 168 800€ *

(* 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)

€168,800

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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