



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N473E
Location: Deux-Sèvres (79) - Chenay
Type: Barn conversion
Setting: Hamlet
Bedrooms: 3
Bathrooms: 3
Habitable: 203 m2
Land size: 9 020 m2
Condition: Ready to Move in
Year built: 2005
Heating: Gas/Wood
Shops: 7 Km
Pool: No
Outbuildings: Yes



A beautiful barn conversion offering open plan living with two en-suite bedrooms, a guest cottage sleeping 4, a lovely summer kitchen with bar area, and gardens of 2 acres with open country views.

BARN CONVERSION

Open plan living areas with stone tiled floor - Dining area with french doors and window to the front, window to the side, stone walls, double height ceiling with beams, 2 windows to the terrace and bespoke oak staircase. Open to a cosy lounge with a windows and two patio doors looking over the garden, window to the front, beams, exposed stone wall and double sided insert woodburner. Fully fitted breakfast kitchen with oak cabinets, island unit, double Falcon range cooker with hood over, window to the side and two patio doors to the terrace.

The bespoke staircase divides and leads to a master en-suite bedroom over the dining area and an en-suite double bedroom over the lounge area. The master bedroom has a chestnut floor, windows to the front and side, beams and the bathroom has a freestanding slipper bath, sink, WC and heated towel rail. The second bedroom has a chestnut floor and feature windows to the side, beams, window to the front and en-suite shower room with feature windows.

GUEST COTTAGE

Open plan living/kitchen/bedroom with tiled floor, wood burning stove, patio doors to the rear and side, windows to the side and rear, fitted kitchen with hob and sink. Shower room. Mezzanine bedroom.

Covered summer kitchen and dining area with sink and attached bar with french doors to the front and door to the dining area.

Double glazing and gas fired central heating plus wood burning fires.

The gardens are mainly laid to lawn with a large paved terrace with jacuzzi, mature trees provide plenty of wood for the fires. Electric entrance gates and plenty of gravelled parking for many cars.

Short drive to the market town of Lezay with a supermarket, bakeries, restaurants, school and college. The cities of Niort and Poitiers are just 45 minutes with TGV stations and airport at Poitiers. The coast at La Rochelle is just over an hour.

Grange - Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 3050 EUR et 4190 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 200 kWh/m2/an EMISSION DE GAZ 38 kgCO2/m2/an

Date de réalisation du diagnostic : 12/01/2026

Maison d'ami - Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1230 EUR et 1720 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 285 kWh/m2/an EMISSION DE GAZ 10 kgCO2/m2/an

Date de réalisation du diagnostic : 26/02/2026

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

TTC Prix affiché : 243 800€ *

(* 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>

€243,800

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

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RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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