



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N486
Location: Deux Sèvres - Vasseroux
Type: Maison de Maître
Setting: Hamlet
Bedrooms: 3
Bathrooms: 1
Habitable: 153 m2
Land size: 5 710 m2
Condition: Ready to move in
Year built: 1900
Heating: Wood
Shops: 9 Km
Pool: Yes
Outbuildings: Yes



This charming, three bedroom maison de maître sits in a tranquil hamlet and has surrounding gardens of over an acre with a natural swimming pool, energy efficient wood fired central heating and solar panels providing an income. Double glazing.

Central hallway with tiled floor and original staircase up to the first floor. To the right is the double aspect sitting room with wood floor, windows to the front and rear and built in cupboards. To the left of the hall is the charming lounge with window to the front and side, beams and fireplace with wood burning stove. To the rear of the property, accessed via the hall or lounge is the large dining kitchen with wood floor, door to the side covered terrace, window and door to the rear overlooking the natural swimming pool. Useful cellar for wine storage to the side of the kitchen. To the rear of the kitchen is a laundry room, WC and 2 storage rooms.

On the first floor is a generous landing area with window to the front. Master bedroom has built in wardrobes, window to the front and panelled ceiling. Two further double bedrooms one with window to the front the other with a window to the rear. Bathroom with window to the side, tiled floor, built in storage cupboards, bath with shower over and sink. Separate WC. On the second floor is a large attic with possibilities of extra accommodation.

The gardens surround the house and are mainly laid to lawn with an orchard to the side and to the rear is the natural swimming pool. There is a garage (21m2) to the side of the house where the wood fired central heating boiler is found. There is a large barn divided into 2 sections (35m2 & 30m2) with concrete floors and attics above. To the side of the kitchen is a covered terrace for summer dining and to the rear is a raised decked area overlooking the pool and gardens beyond.

The towns of Vasles and Menigoute are 9km drive. The larger town of Parthenay is 18km with railway station and all conveniences.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1520 EUR et 2170 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 217 kWh/m2/an EMISSION DE GAZ 6 kgCO2/m2/an

Date de réalisation du diagnostic : 03/11/2025

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

TTC Prix affiché : 227 851 € *

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

€227,851

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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