Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

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| **Reference:** | N732 |
| **Location:** | Deux-Sèvres (79) - Villemain |
| **Type:** | Maison de Maître |
| **Setting:** | Village |
| **Bedrooms:** | 4 |
| **Bathrooms:** | 2 |
| **Habitable:** | 198 m2 |
| **Land size:** | 1 051 m2 |
| **Condition:** | Ready to Move in |
| **Year built:** | 1900 |
| **Heating:** | Oil |
| **Shops:** | 4 Km |
| **Pool:** | No |
| **Outbuildings:** | Yes |



This spacious and light filled Maison de Maître is situated in a village it has 2 large reception rooms, 4 bedrooms and 2 bathrooms, it is double glazed and has oil fired central heating. A perfect main home or holiday home or rental.

Central hall has a tiled floor, door to the front, beams, ornamental fireplace and stairs up to the first floor. To the right is the double aspect living room with corner fireplace, wood floor, windows to the front and rear, exposed stone wall, built in cupboard, beams and wood panelling to dado rail. To the left of the hall is the double aspect dining room with wood floor, windows to the front and side, fireplace, beams, stone wall built in cupboard and double doors to the kitchen. The kitchen is fully fitted with a double oven, induction hob, extractor, two sinks, large central island unit with breakfast area, window and door to the side. Useful laundry room with door to the inner courtyard, separate toilet and pantry cupboard, a door leads back to the hall and another to the kitchen.

On the first floor is a landing with window to the rear and pine floor. The master bedroom has a wood floor, window to the front, beams, large en-suite shower room with window to the rear, separate toilet and walk in dressing room. There are two further double bedrooms with wood floor , beams and windows to the front. Fourth single bedroom with wood floor, window to the side and beams. Walk in storage room. Family bathroom with window to the rear, tiled floor, bath, shower, vanity sink and beams.

To the side of the property is a large barn (40m2) with concrete floor where you can find the oil fired Bosch central heating boiler and oil tank.

To the front of the property is an enclosed courtyard for parking and to the side of the property is an enclosed garden.

4km to Couture D'Argenson which has a shop, pharmacy and restaurant. The market town of Chef Boutonne is a 10 minute drive and they have a good selection of shops, cinema, bar/restos, bakeries etc plus a fishing lake. The cities of Niort, Poitiers and Angoulême are 45 minutes drive.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 5170 EUR et 7060 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 227 kWh/m2/an EMISSION DE GAZ 57 kgCO2/m2/an

Date de réalisation du diagnostic : 06/11/2025

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 179 990€ *
(* 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.georiques.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.

€179,990

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
RÉSEAU NATIONAL IMMOBILIER
N° RSAC 501 955 470

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