



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 294,270.52

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Verruyes
Δημοσιεύθηκε:	16/09/2025

### Περιγραφή:

Step into the timeless charm of this beautifully preserved country home, nestled in the peaceful countryside just minutes from Saint-Maixent and Parthenay. With 183 m<sup>2</sup> of warm, character-filled living space, this 7-room stone property offers the perfect blend of rustic charm and modern comfort. From the moment you enter, you're greeted by a sense of history – exposed beams, original parquet floors, and stone walls speak to the home's heritage. The spacious entrance hall leads into a bright kitchen, opening onto a cozy living room with a wood-burning stove, perfect for quiet evenings. A separate dining room, laundry, shower room, and toilet complete the ground floor. Upstairs, beneath exposed wooden beams, discover a versatile mezzanine, three bedrooms, including a 34 m<sup>2</sup> master, and a family bathroom. Set on a generous 3,260 m<sup>2</sup> plot, the garden is a haven of peace, with an above-ground pool, a greenhouse, and a collection of stone outbuildings, one of which houses a magnificent working bread oven – a rare find! There's also a guest room with a private terrace, ideal for summer visitors or as a peaceful studio retreat. Practical and well-maintained, the property features: - Double-glazed windows - Individual sanitation system - 20 min from Saint-Maixent, 17 min from Parthenay Whether you're looking for a permanent residence, a holiday escape, or a property with guest accommodation potential, this property offers a unique opportunity to enjoy life in the French countryside – with authenticity, space, and soul. Price including agency fees : 251 450 € Price excluding agency fees : 235 000 € Buyer commission, tax included: 7%

### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2



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Τελειωμένα τετραγωνικά  
πόδια: 183 τ.μ  
Μέγεθος αυλής: 3260 τ.μ

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MLSM-T10448/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10448/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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