



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 290,085.75

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Verruyes  
 Posted: Sep 16, 2025

#### Description:

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%

#### Common

Bedrooms: 3  
 Bathrooms: 2



Finished sq. ft.: 183 sq m  
Lot Size: 3260 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [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**

IMLIX ID: bvi82211

