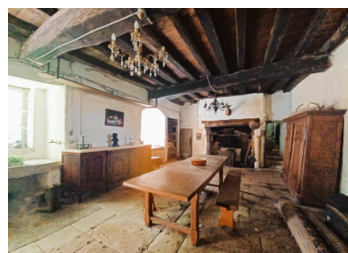


**\*\* Offer Accepted \*\*** Truly beautiful 4 bed Manor house set in secluded private gardens in a pretty hamlet.

EXCLUSIVE



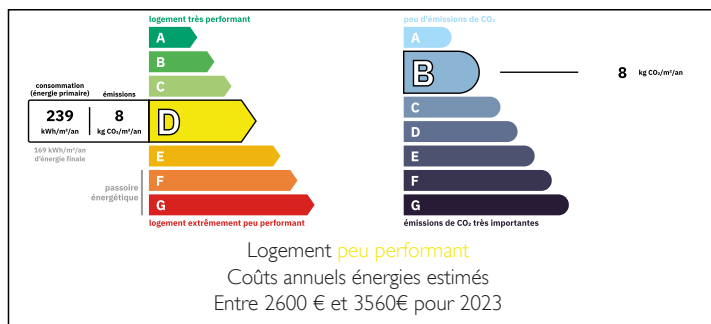
## INFORMATION

Town:	Aigondigné
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	262 m2
Plot Size:	3172 m2

## IN BRIEF

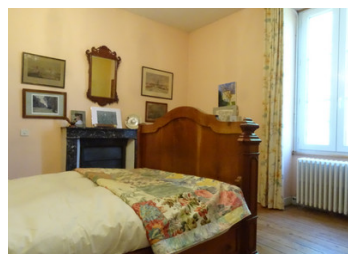
This substantial home boasts a swimming pool, enclosed grounds, barn, cellar, bread oven, well and outbuildings. It offers the opportunity to expand the living accommodation or create a gîte. The property is situated 5km from local commerce and 24km from Niort with its many amenities as well as mainline travel access. The A10 Paris/Bordeaux is only 11km away

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This beautiful 4 bedroom home offers 262 m<sup>2</sup> of living accommodation and is surrounded on all sides by mature gardens and fruit trees. You will be seduced by the old elements in the 16th century grand dining hall that gives this house its authentic charm and history, with its large old fireplace, flagstone floor and beams leading to a vaulted wine cave

Attached to the property is an old bread oven with stone floors and staircase leading to a first floor to be renovated.

In the grounds is a charming summer house and a large barn/ hanger, currently being used to park cars and store garden equipment and houses the pump room for the inground swimming pool

This character house is in very good condition, with light-filled rooms and is ready to move into

The Ground floor.

Entrance Hall 7.8m<sup>2</sup>

WC 1m<sup>2</sup>

Laundry/Shower room 4.7m<sup>2</sup>

Kitchen/Dining room 19.5m<sup>2</sup>

Living room 47m<sup>2</sup> fitted and equipped with wood-burning stove

Utility 5.6m<sup>2</sup>

Great Dining Hall 44m<sup>2</sup>

Wine store 17.4m<sup>2</sup>

Upstairs:

Large landing 9m<sup>2</sup>

Bedroom 20m<sup>2</sup>

Dressing area 4.5m<sup>2</sup>

Bathroom 9.5m<sup>2</sup>

Bedroom 12m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bedroom/Office 8.5m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:

1098 EUR

## NOTES