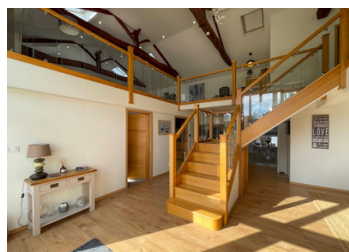


3-in-1! Super converted Barn, off-grid electricity, House + gîte to renovate. Pool, barn, on a 1Ha plot.



## INFORMATION

Town:	Faye-l'Abbesse
Department:	Deux-Sèvres
Bed:	7
Bath:	5
Floor:	525 m2
Plot Size:	10529 m2



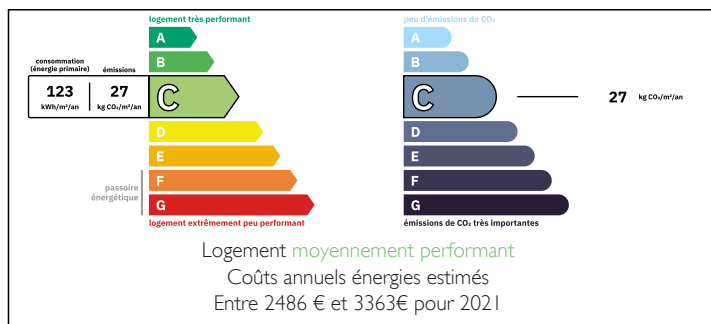
## IN BRIEF

Property with income potential. Super three-four bedroomed converted Barn, three-bedroomed house in good condition and one-bedroomed Gite to renovate on a total plot of 10,529m2 within 2km of the Northern Deux-Sèvres Regional Hospital. The village of Faye-l'Abbesse (3km) has a bakery and small supermarket, and the property is in easy reach of the town of Bressuire (11 km) with its lovely walks, château and a wide range of services and events.

Historic Thouars (renowned for its vibrant Friday market) and Parthenay 26 km also offer plenty to discover.

Nearest airports: Poitiers 72km, Nantes 120km, La Rochelle 140km.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Three houses in one property!

The three/four-bedroom, three bathroom Barn is high-spec and in excellent condition. It is fully off-grid for electricity, with solar panels and lithium battery bank, plus a generator for back-up.

With approx 285m2 liveable space, the property is light and spacious with a spectacular upper living room area, and very large modern fitted kitchen/dining and family living area, with access to a terrace.

In-ground, saltwater pool with telescopic cover and terraced surround.

Carport and stone outbuildings in good condition to the rear.

Recent conforming micro-station. Large barn 80m2. Paddock of 1.6acres/6564m2 and vegetable plot. Rain-water collection system.

Energy Rating C.

Attached to the barn, but visually separated by a double-garage block, is a three-bedroom, two-bathroom farmhouse. In good condition, with modern bathrooms and new appliances in the kitchen, it is double-glazed in parts and has oil-fired central heating. Double garage with summer kitchen and cold-store/cave.

Outbuilding to the rear.

Approx 167m2 living space.

Energy Rating E.

The farmhouse shares a courtyard and a septic tank drainage system (non-conforming) with a one-bedroomed Gîte.

This has been stripped out on the ground floor, ready for a refit into a kitchen/living/dining room and bathroom, with one bedroom above.

Total renovation required.

Approx 72m2 living space.

No Energy Rating required.

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Information about risks to which this property is exposed is available on the Géorisques website :