

Stunning off-grid barn conversion and adjoining house with in-ground pool, outbuildings and gîte to renovate



INFORMATION

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



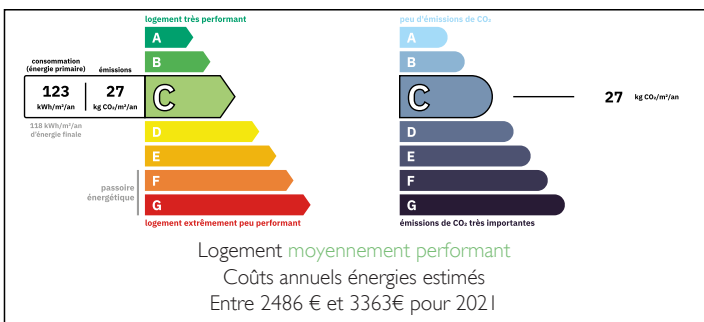
IN BRIEF

Located in a small hamlet near the village of Faye l'Abbesse, this is a property with business potential. The barn conversion is spacious and light with a high-quality finish whilst the adjoining 3-bedroom house and separate gîte would be a great source of additional income.

For day-to-day amenities, Faye l'Abbesse is only a few minutes' drive (3km) away. A little further afield, but still less than 15 minutes by car, the historic town of Bressuire is a significant regional centre boasting a wide range of shops, restaurants, leisure and cultural facilities as well as rail and bus stations.

The trip to Poitiers with its tourist attractions and international airport takes about 75 minutes by car whilst Puy de Fou (France's favourite theme park) is less than an hour away.

ENERGY - DPE



The barn conversion is self-sufficient in terms...

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 foncière: **3218 EUR**

NOTES

DESCRIPTION

BARN CONVERSION - GROUND FLOOR

Entrance hall 33m²
Kitchen 23m²
Games room / cinema 29m²
Open plan dining/living room 40m²
Bedroom with en suite shower room 25m²
Bedroom 25m²
Bathroom 6m²

BARN CONVERSION - FIRST FLOOR

Living room 73m²
Bedroom 16m²
Bedroom 16m²
Shower room 4.5m²

HOUSE - GROUND FLOOR

Entrance hall 6m²
Bathroom 6m²
Kitchen/dining room 34m²
Sitting room 35m²

HOUSE - FIRST FLOOR

Landing 12m²
Bedroom 24m²
Bedroom 16m²
Bedroom 16m²
Shower Room 4.5m²

GITE - GROUND FLOOR

Living room/kitchen to renovate 40m²
Bathroom to renovate 12m²

GITE - FIRST FLOOR

Room to renovate 20m²

OUTSIDE

Courtyard
In-ground Pool
Summer kitchen with cave behind
Double garage
Meadow
Boiler/solar room
Outbuildings