

Large family house with 2 apartments + Equestrian facilities close to Niort



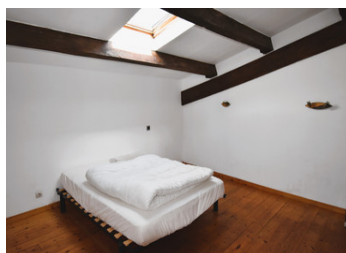
INFORMATION

Town:	La Foye-Monjault
Department:	Deux-Sèvres
Bed:	8
Bath:	4
Floor:	420 m2
Plot Size:	14565 m2

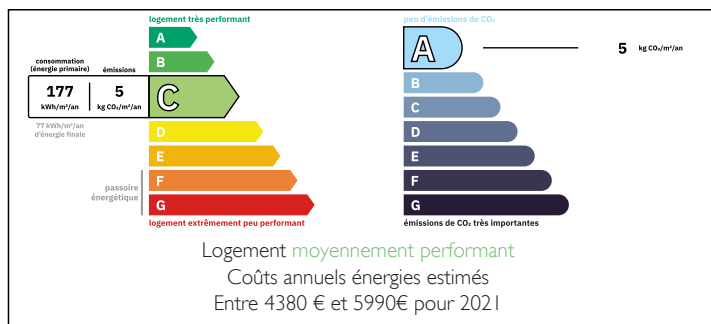
IN BRIEF

This property is ideally located near a village center with local schools, mairie and bread service. The nearest supermarkets are reachable within 5km at Beauvoir sur Niort or 10kms in Mauzé sur le Mignon.

A larger town like Niort centre is also only 20km away. La Rochelle historic centre or airport that offers flights all year round to the UK or other European destinations are both at a distance of 50kms (40 minutes drive)



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

The main house offers a very attractive living area of around 280m². There is a pleasant living room with kitchen (76m²), entrance/study (16.50m²) + hallway (15.57m²), cellar, storage and boiler room. And also a master bedroom (18m²) with shower room and toilet.

Upstairs offers a spacious and luminous mezzanine/lounge (49m²), three bedrooms (18.50, 14.50 and 18 m²) and a shower room.

The two independant rentals have both recently been renovated and each comprise: a living room with kitchen area, shower room with toilet and, upstairs, two bedrooms with sloping ceilings. (about 70m² each)

The entire property is enclosed and secure. There are several parking spaces, a car port, a workshop, four stables, a tack room, a storage shed, and paddocks with water supply. Bu also a 50x30m sand pit with lighting. All very close to the national forest for beautiful outings.

Do not hesitate to contact us for more information and/or a visit.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES