

Charming farmhouse with garden, outbuildings and countryside setting, offering excellent renovation potential.



## INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	6904 m <sup>2</sup>

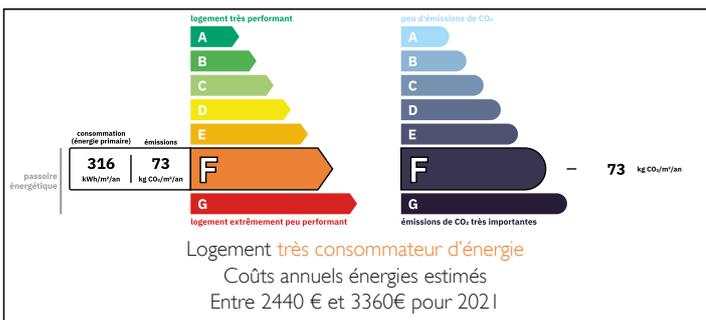
## IN BRIEF

Charming traditional farmhouse offering renovation potential, set in a peaceful rural hamlet with garden and outbuildings. Owned by the same family for over 70 years, the property offers an excellent opportunity to create a character home or holiday retreat in the French countryside.

The house features a spacious kitchen with the potential to create a large kitchen-dining area overlooking the garden, a comfortable living room with wooden flooring, and a generous ground-floor bedroom with traditional stone flooring and an adjoining shower room. Additional spaces include a utility room and a large attic which could offer further possibilities, subject to the necessary permissions.

Several attached outbuildings extend from the main house, along with a separate building that houses a traditional bread oven.

## ENERGY - DPE



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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

Discover the potential of this charming farmhouse, proudly owned by the same family for more than 70 years. Located in a picturesque rural hamlet, the property offers an opportunity to create a beautiful countryside home once renovated.

The property is accessed through an iron gate, with the house positioned to the right and a garden situated at the front. The building follows the traditional longère-style layout, with several attached outbuildings extending from the main structure.

### Ground Floor

The main entrance opens into a small entrance hall. From here you will find:

- a utility room (5.38 m<sup>2</sup>)
- stairs leading to a large attic space, currently unrestored
- To the right of the hallway is the kitchen (37.60 m<sup>2</sup>), which offers excellent potential to create a spacious kitchen and dining area with views over the garden.
- From the kitchen you access the living room (30.61 m<sup>2</sup>), featuring attractive wooden parquet flooring.
- To the left of the interior hallway is a large bedroom (34.86 m<sup>2</sup>) with beautiful traditional stone flooring.
- This bedroom leads to a bathroom (9.57 m<sup>2</sup>).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### Outbuildings

- At one end of the house there is an open barn (44.99 m<sup>2</sup>) currently housing the central heating system.
- At the opposite end of the property are additional attached outbuildings offering useful storage or workspace. With a total surface of approximately 200 m<sup>2</sup>.
- Opposite the house is a separate outbuilding containing a traditional bread oven, adding further character to the property.

### Garden and Surroundings

The garden sits to the front of the property and