

Pretty 18th century Longère in northern Deux-Sèvres.



INFORMATION

Town:	Mauléon
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	8000 m2

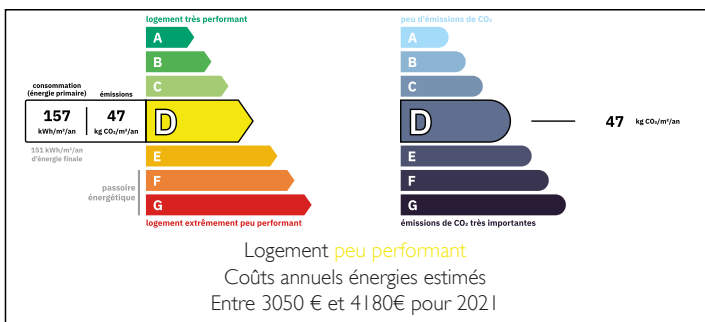
IN BRIEF

Charming 18th-century farmhouse located 20 minutes from Puy du Fou and Cholet. South-facing in a green setting, it is surrounded by 360m² of outbuildings, a pond, and a well, with over 8000m² of land and two garages. The roof and roof insulation of the farmhouse were redone in 2022.

The ground floor consists of a large kitchen/dining room with a fireplace, a beautiful living room with a fireplace, two bedrooms, a laundry room, and a bathroom/WC. Upstairs, there are three bedrooms, two bathrooms/WC, and a large mezzanine.



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

Kitchen 38m²,
Bedrooms 14m², 14m², 14m², 33m², 22m²;
Living room 42m²,
Laundry room 12m²,
Storage room 12m²,
Mezzanine 32m²

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

LOCAL TAXES

Taxe foncière: 1718 EUR

Taxe habitation: EUR

NOTES