

Stunning off-grid barn conversion with in-ground pool and outbuildings in quiet hamlet near Faye l'Abbesse



INFORMATION

Town:	Faye-l'Abbesse
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	307 m2
Plot Size:	9158 m2

IN BRIEF

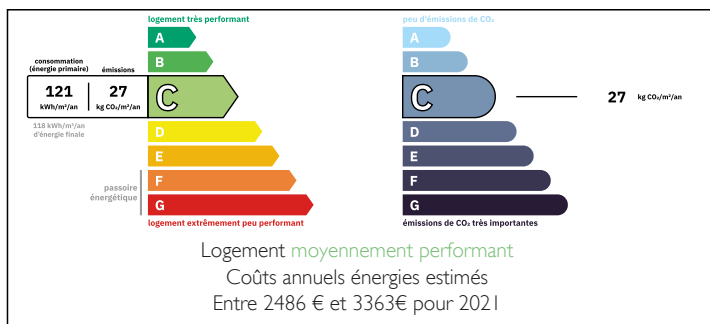
Located in a small hamlet near the village of Faye l'Abbesse, this is fabulous barn conversion. Inside, the accommodation is spacious and bright with top quality fittings and a real sense of grandeur. Outside, there's plenty of room for storage in various outbuildings and the in-ground pool is perfect for cooling off on those long summer days.

For day-to-day amenities, Faye l'Abbesse is only a few minutes away. A little further afield, but still less than 15 minutes by car, Bressuire is a significant regional centre offering 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



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: 2100 EUR

NOTES

DESCRIPTION

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

FIRST FLOOR

Living room 73m²

Bedroom 16m²

Bedroom 16m²

Shower room 4.5m²

OUTSIDE

Terrace

Garden

In-ground Pool

Meadow

Boiler / solar room

Outbuildings

The pool liner was replaced in 2022, and the septic tank conforms to current standards.

This property is also available for sale with the adjacent property (REF: A24625TLO79)

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