

Charming house and farm outbuildings in a quiet village in the Deux-Sevres.



INFORMATION

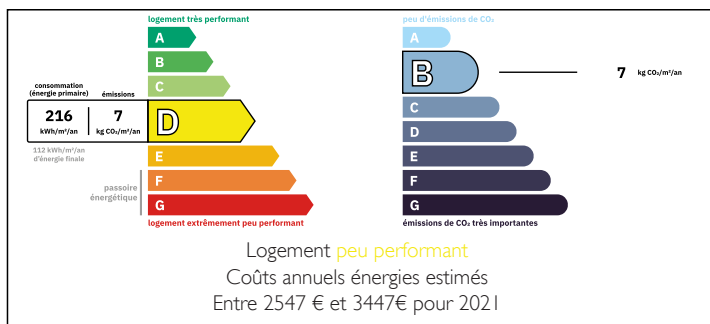
Town:	Assais-les-Jumeaux
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	1335 m2

IN BRIEF

Charming 1890s house with numerous outbuildings and barns to renovate. The property is located 7 kilometers from the beautiful and historical town of Airvault.



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

This charming house full of character and history, dates back to the 1890s and is situated on a 1335 m² plot, offering complete privacy with no overlooking neighbors.

On the ground floor, you will find:

- A welcoming entrance with a bright veranda, perfect for enjoying sunny mornings.
- A kitchen with large, vintage cupboards.
- A spacious dining room, ideal for hosting family and friends.
- A study area, perfect for remote work or studying.
- A convenient WC.
- A recent shower room, combining modern comfort with old-world charm.
- A comfortable bedroom, offering easy and practical access.

Upstairs:

- A large bedroom, providing a peaceful and intimate resting space.
- Large, fully insulated, and convertible attic space, allowing you to create additional living areas according to your needs.

The property also includes a farmhouse of over 280 m², featuring:

- An authentic bread oven.
- The old stables, testaments to the agricultural history of the region.
- Various stone buildings typical of the region, offering numerous development possibilities.

This unique property offers enormous potential for history and heritage enthusiasts. Don't miss this rare opportunity to own a piece of history while enjoying modern comfort.

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