

Charming country property with separate one bedroom gite and several outbuildings



INFORMATION

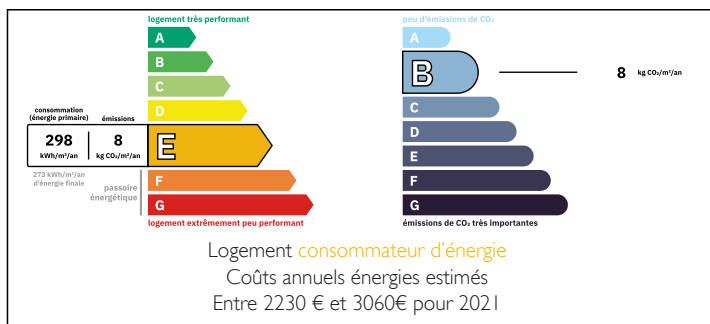
Town:	La Forêt-sur-Sèvre
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	4000 m2



IN BRIEF

This country farmhouse comes with several outbuildings and an up and running gite. The house comprises a large kitchen with space for either dining or relaxing in front of the woodburner, a separate formal dining room, and a further lounge also with a woodburner. On the first floor there are three good sized bedrooms and a large family bathroom. The gite comprises a compact kitchen, shower room, double bedroom and large lounge with woodburner.

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

Outside there are several barns, one of which of a fully equipped space for entertaining, a large workshop, and a further outbuildings for storage. There is around 4000m² of land with this property, with trees, lawned area, terraces, and an above ground pool. The property is heated by the woodburners and further electric radiators. There is separate parking for the gite and the main house. The gite is successful and provides a regular income through the summer. The town of La Chataigneraie is approximately 10km away and the town of Moncoutant approximately 6 km away, both of which have good commercial services. This property has to be viewed to appreciate its many character features and possibilities.

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

LOCAL TAXES

Taxe foncière: 987 EUR

Taxe habitation: EUR

NOTES