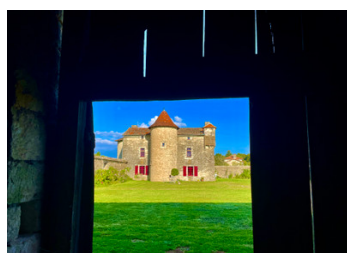


Unique historic property with towers, separate gite, large grange and beautiful walled garden



INFORMATION

Town:	Lezay
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	197 m2
Plot Size:	30043 m2

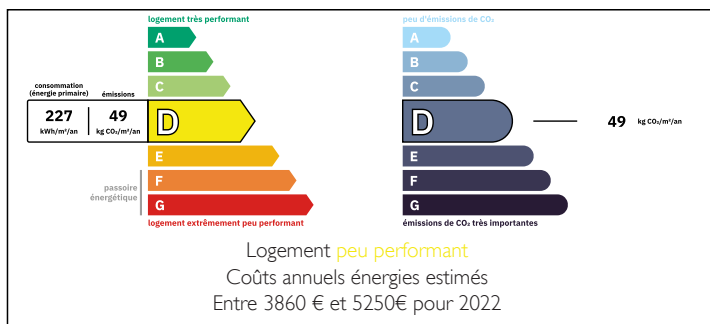


IN BRIEF

Step back in time and immerse yourself in history with this remarkable property, believed to have been built around 1300 and originally part of the medieval defenses during the Hundred Years' War. Complete with towers for shooting at the enemy, the property has seen several transformations, including a refortification around 1567 and major renovations by the current owners since 1998.

The main house is a true reflection of its storied past, with original architectural features that transport you straight into a history book. The traditional kitchen, a unique bathroom built into one of the towers, and a grand fireplace in the main reception room are just a few of the historic touches. Solid wood doors and floors add to the charm, while the layout includes a kitchen/sitting room, utility room, and a spacious reception room on the ground floor...

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

The house is a perfect blend of old-world character with potential for modern updates.

The property also offers a charming gite in a separate building—ideal for guests or as a rental opportunity. With a cosy sitting room, two bedrooms, and a bathroom, the gite provides privacy and comfort. There's also an attached outbuilding featuring a large bread oven, cave, and storage room, as well as a hangar for parking cars and an additional tower.

The vast grange, which could serve a variety of purposes—whether for entertainment, storage, or as a venue for parties—adds yet another layer of possibility to this exceptional property.

The property is enclosed by a tall stone wall, providing a sense of privacy and tranquillity, while the central lawn and beautifully planted roses create a peaceful oasis. Beyond the walls, the estate includes woodland that supplies the wood for the wood burner and a large piece of land with fruit trees. The surrounding fields offer stunning views and add to the sense of rural serenity.

Though set in a peaceful countryside location, the property is just a five-minute drive from the charming town of Lezay, where you'll find a weekly market, supermarket, bars, and restaurants.

This is a rare opportunity to own a piece of history, full of character, and brimming with potential for the future.

Measurements

Main house

Ground floor:

Kitchen/living room 30.44m²

Utility room 7.25m²

Sitting room 38.12m²

First floor:

Bedroom one 29.94m²

LOCAL TAXES

Taxe habitation: EUR

NOTES