

Unique and appealing country retreat, with farmland and outbuildings - perfect for farming or other ventures



## INFORMATION

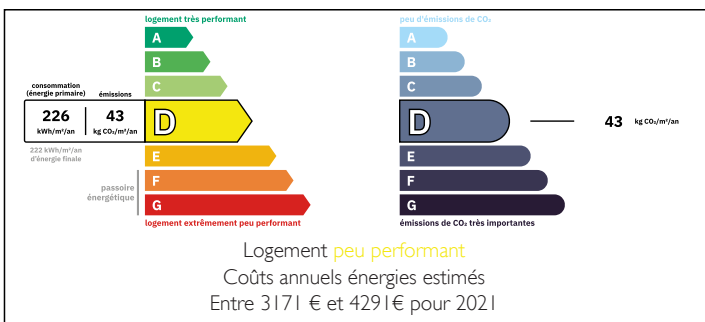
Town:	Largeasse
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	151 m2
Plot Size:	50000 m2



## IN BRIEF

Providing a rarely available opportunity to purchase a commercially sized plot of productive farmland, occupying approximately 5 ha. The farmhouse property is approached via a gravel driveway which then leads to a generous area of off road parking and access to loading bay, shop and annexed buildings of abattoir, processing laboratory (facility area for production of preserves), kitchens, freezer area and cold room, shop, staff areas. The house is warm and inviting, with a bright ambiance created by its south-facing windows that flood the spacious living areas with natural light. It is solidly built with a generous ceiling height. Construction began in 1959 and was expanded and improved over time. The home offers a comfortable living experience in a peaceful rural hamlet in the South West of France. With 151 m<sup>2</sup> of space, it features...

## 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

**FARMHOUSE:** Entry to hallway to right large dining room (26.93 m<sup>2</sup>) and cozy lounge area with wood burning stove (13.44 m<sup>2</sup>). Small galley style kitchen (5.26 m<sup>2</sup>) and behind another kitchen area; (8.37 m<sup>2</sup>). An office (7.16 m<sup>2</sup>), bedroom (currently used for laundry) (8.22 m<sup>2</sup>), Bathroom with walk-in shower with a rain showerhead, double sink unit and heated towel rail (5.17 m<sup>2</sup>), children's bedroom (11.16 m<sup>2</sup>), parental bedroom (11.51 m<sup>2</sup>) and utility room (15.43 m<sup>2</sup>). A lovely wood staircase leads to landing with bedrooms 4 (12.20 m<sup>2</sup>) and 5 (13.18 m<sup>2</sup>) interlinked with door to a very handy toilet and small sink.

**PARK BEHIND THE HOUSE:** The garden is highly unusual, featuring pretty granite stones 'chirons'. These distinctive stones are a prominent feature of the surrounding landscape and are subject to many local legends and mysterious stories. The nearby Rocher Branlant, is a well know touristic park known for its large, unstable rock.

**BUSINESS VENTURES :** There is significant potential for new owners to develop a unique and thriving venture, whether by continuing the farm; the current owners produced the organic chickens and had dedicated local customers, as well as clientele from the Paris region. They made and sold preserves, confits and pâté de poulet etc... By implementing innovative farming practices, exploring opportunities: This site supports a range of other projects, including market gardening, processing, and other agricultural initiatives, as well as craft and...

## LOCAL TAXES

**Taxe foncière: 760 EUR**

## NOTES