

Exceptional Real Estate Property in the Heart of a Charming Village



EXCLUSIVE

INFORMATION

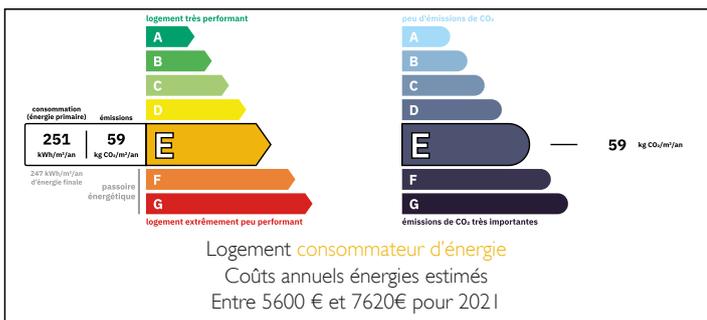
Town:	La Forêt-sur-Sèvre
Department:	Deux-Sèvres
Bed:	8
Bath:	3
Floor:	330 m ²
Plot Size:	3848 m ²

IN BRIEF

Discover this rare opportunity, comprising of two independent houses, offering charm, authenticity, and remarkable potential—whether for a primary residence, a rental investment, or a tourism project.



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

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First House: A Stone Building with Unparalleled Charm

This magnificent property combines elegance and character, featuring meticulously preserved period details. It stands out for:

- Spacious Living Areas:
 - A large, light-filled living and dining area, perfect for hosting family and friends.
 - A generous kitchen opening onto the main living spaces.
 - Five bright bedrooms, ideal for a large family or hosting guests.
 - A functional office, providing a quiet workspace.
 - Two bathrooms and two separate toilets, combining comfort and practicality.
- Useful Additional Spaces:
 - An authentic cellar, perfect for storing wine or other belongings.
 - A large garage, accommodating multiple vehicles or serving as a workshop.
 - A well-equipped laundry room to simplify daily tasks.
- Remarkable Period Features:
 - Stunning stone fireplaces, exposed beams, and noble flooring materials, creating a warm and unique ambiance.
- A Green Haven:
 - Set on a large, tree-filled park adorned with majestic trees and a variety of species. This outdoor space invites relaxation, whether under the shade of lush vegetation or in the...

LOCAL TAXES

Taxe habitation: EUR

NOTES