

Rural property with two houses, a third house to finish renovating, large barn, other outbuildings and hangar



## INFORMATION

Town:	Loubillé
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	172 m2
Plot Size:	3365 m2



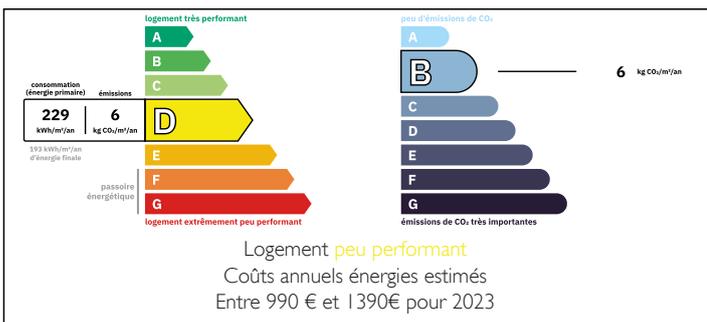
## IN BRIEF

Here we have a great rural property which includes two houses (each with two bedrooms) and a third two-bedroomed house which has been partly renovated.

There is a large barn with a massive first floor which would make an amazing apartment with its beautiful ancient wooden beams. And also a large hangar which could be an amazing entertainment area.

In addition there is a garage and several useful outbuildings.

## ENERGY - DPE



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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

### Measurements

#### Main house:

##### Ground floor:

Kitchen 11.65m<sup>2</sup>

Store room 7.18m<sup>2</sup>

Sitting room 42.69m<sup>2</sup>

##### First floor:

Bedroom one 7.65m<sup>2</sup>

Bedroom two 8.71m<sup>2</sup>

Bathroom 7.63m<sup>2</sup>

#### Second house:

##### Ground floor:

Sitting room 33.92m<sup>2</sup>

Kitchen 21.34m<sup>2</sup>

Bedroom one 8.64m<sup>2</sup> with en-suite shower room 2.62m<sup>2</sup>

Bedroom two 21.35m<sup>2</sup> with en-suite shower room 1.75m<sup>2</sup>

#### Third house (to be completed):

##### Ground floor

Sitting room 38.68m<sup>2</sup>

Kitchen 22.63m<sup>2</sup>

##### First floor:

Two bedrooms and a bathroom

Two fosse septiques

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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