

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

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

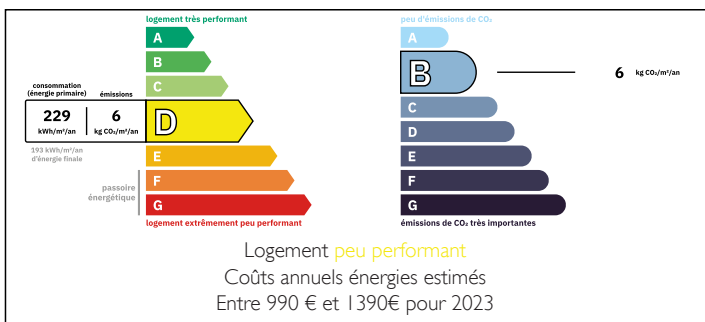
Here we have a great rural property which includes two houses (each with two bedrooms) and a third two-bedrooomed house which has been part-renovated (most of the hard work has been done).

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



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## 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>