

3 bedroom stone farmhouse with 1 bedroom annexe, barn, covered parking, well, garden and land in a quiet area.



## INFORMATION

Town:	Clussais-la-Pommèraie
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	258 m <sup>2</sup>
Plot Size:	12226 m <sup>2</sup>

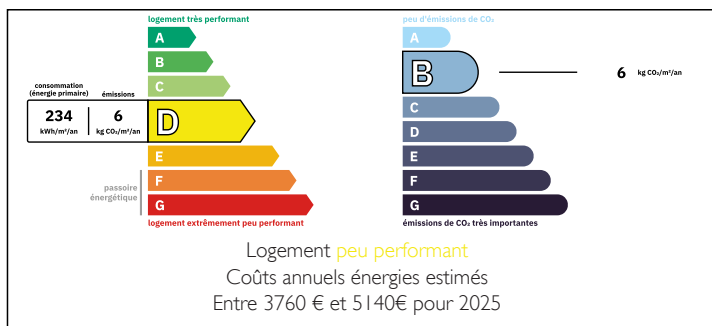


## IN BRIEF

Detached 3 bedroom stone farmhouse with a 1 bedroom attached annexe, ideal for a family member or rental potential. Attached garage and land of 3 acres. This property is well maintained and ready to move into, whether for a holiday home or a family home.

Book your viewing today to avoid disappointment.

## 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

Entrance 19m<sup>2</sup> with stairs leading to the first floor and stairs down to the cellar 37m<sup>2</sup>

Kitchen / dining room 37m<sup>2</sup> with wood burning stove.

Lounge 37m<sup>2</sup> with wood burning stove

Upstairs :

Landing 20m<sup>2</sup>

2 bedrooms of 14m<sup>2</sup>

Master suite 20m<sup>2</sup> with ensuite bathroom 10m<sup>2</sup> comprising of bath, shower, WC and wash basin

Shower room 6.5m<sup>2</sup> comprising of walk-in shower, WC and wash basin

Outside :

Open barn/ covered parking 137m<sup>2</sup>

Barn 100m<sup>2</sup> housing the central heating boiler and the pellet hopper which can hold 6 tonnes of pellets.

Annexe : also connected to the central heating

Open plan living space with wood burning stove 50m<sup>2</sup>

Bedroom 12m<sup>2</sup> Shower room 5m<sup>2</sup> comprising of walk-in shower, WC and wash basin

Corner kitchen 8m<sup>2</sup>

A separate building houses a bread oven, which needs renovating, the room itself is currently used as an office space

Garden and field which are not enclosed.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>