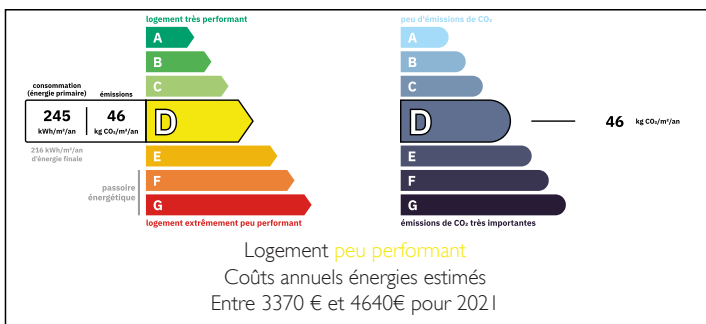


Three-bedroomed farmhouse with pool, terrace, 1.5ha lake on 6.4Ha. Useful outbuildings inc 2 loose-boxes.



ENERGY - DPE



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	64445 m2

IN BRIEF

Set in an exceptional, natural environment just a 5-min drive or a 15-min bike ride (4km) outside the friendly village of Argentonnay, this renovated traditional farmhouse is in easy reach of its wide range of services, including bakery, bar, lakeside restaurant, supermarket, international karting track, doctor, dentist, schools, bank... even alpacas and a micro-brewery!

South-facing. Double-glazed, with conforming septic tank, oil-fired central heating and woodburner, the property benefits from a range of useful stone outbuildings of 380m², offering numerous possibilities. Two large loose-boxes that can hold 2-4 horses/ponies, two field shelters and two wells.

Well-placed for visiting tourist (and locals') favourites Puy du Fou (40km), Doué-la-Fontaine BioParc (33km) and the Loire at fairytale Saumur (50km). Nearest larger towns: Nueil les Aubiers (12km)

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

The house comprises:

Kitchen: 12m² opening onto the terrace leading to the pool

Office: 7m²

Dining Room: 18 m²

Spacious Living Room: 35 m² with woodburning stove

WC

Laundry Room

Upstairs:

Master Bedroom: 15 m² with en-suite shower and WC

Second Bedroom: 15 m²

Third Bedroom: 12.15 m²

Shower Room with WC: 4.5 m²

LOCAL TAXES

Taxe foncière: 902 EUR

Taxe habitation: EUR

NOTES

Outside:

The pool is equipped with integral 'spa' steps and a heat pump.

Adjacent to the house, a 155m² stable/barn housing a workshop, storage area and two large loose-boxes.

The property also benefits from additional stone outbuildings totalling 230 m², offering numerous possibilities, depending on your needs.

The 6.4-hectares of land, currently in various paddocks, includes a stunning 1.5-hectare leisure lake