

Long farmhouse, agricultural buildings, numerous outbuildings



INFORMATION

Town:	Gourgé
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	165 m2
Plot Size:	11 500 m2

IN BRIEF

Long farmhouse located in the open countryside with numerous agricultural buildings.

On the ground floor, you will find a back kitchen with a (3-year-old) oil boiler, the kitchen is open to the bright 45m2 living room.

2 rooms of 17 and 19m2 that can be used as bedrooms or a games room.

Two staircases lead to the first floor consisting of a bathroom, a shower room and 4 bedrooms 13m2, 17m2, 16m2 and the 20 m2 master bedroom which has an adjoining room that can be converted into a dressing room or bathroom.

All bedrooms have parquet floors.

2 toilets

Outside numerous outbuildings:

15.60 m2 with oil tank

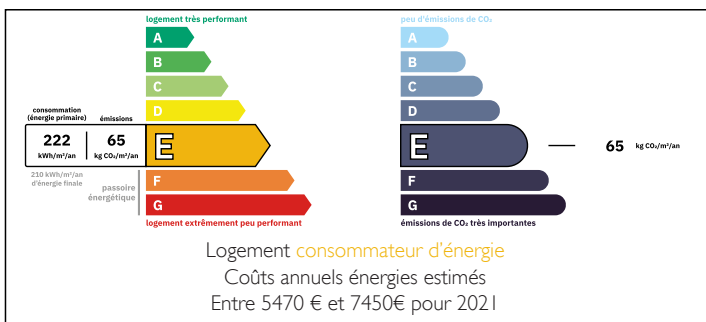
double garage: 30M2

open shed 47 m2 ideal for wintering a camper van

Shed with steel deck 250M2



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

null

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



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES