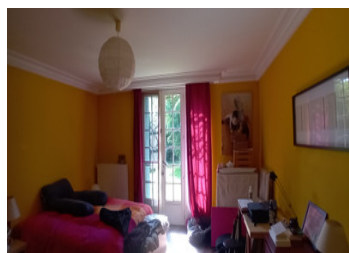
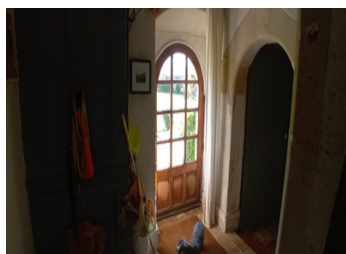


Pleasant, isolated stone house with character in the heart of the Deux-Sèvres countryside



## INFORMATION

Town:	Val en Vignes
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	26782 m2



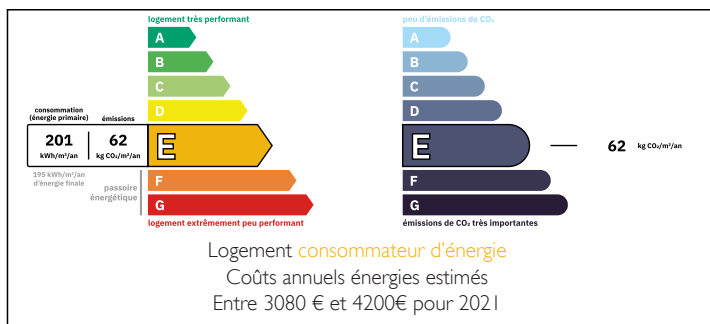
## IN BRIEF

This charming residence is set in the heart of the Deux-Sèvres countryside, close to the Loire Valley and its vineyards and châteaux. With its tower entrance and moat, it offers the peace and quiet you've been looking for.

With its two hectares of meadows, it will be the ideal haven for your horse or other small animals such as sheep.

And why not grow your own vegetables? You just might fall in love.

## 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

The house comprises : Ground floor:

A beautiful entrance hall leading to a 34m<sup>2</sup> living room with open fireplace.

A spacious 24m<sup>2</sup> kitchen with two bread ovens.

A 17 m<sup>2</sup> boiler room

A 19 m<sup>2</sup> lounge/library with open fireplace.

Followed by a corridor leading to

A 26m<sup>2</sup> bedroom Another 22m<sup>2</sup> bedroom.

A 5 m<sup>2</sup> shower room with WC and walk-in shower.

From the entrance hall there is a stone and slate staircase leading to the first floor with

A 20m<sup>2</sup> bedroom with an 8m<sup>2</sup> bathroom.

A small bedroom/study of 6.7 m<sup>2</sup>.

A 13.5 m<sup>2</sup> bedroom.

A 7.70 m<sup>2</sup> shower room.

A convertible loft of 43 m<sup>2</sup> with open fireplace.

An independent bedroom with external access of 26 m<sup>2</sup>, ideal for an artist's studio.

Numerous outbuildings including an old stable and a large barn to be converted.

Two large meadows surrounded by hedges.

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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 foncière: 612 EUR

Taxe habitation: EUR

## NOTES