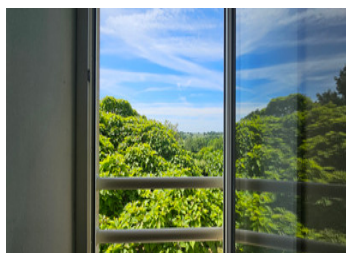
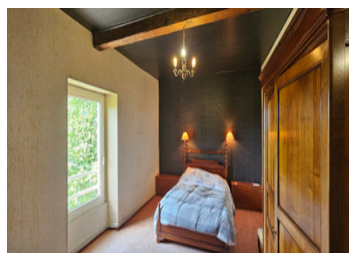


Property 320m , dwelling house 188 m DPE C, outbuildings 140 m , swimming pool enclosed park 6750 m .



## INFORMATION

Town:	Prailles-La Couarde
Department:	Deux-Sèvres
Bed:	6
Bath:	1
Floor:	188 m2
Plot Size:	6750 m2



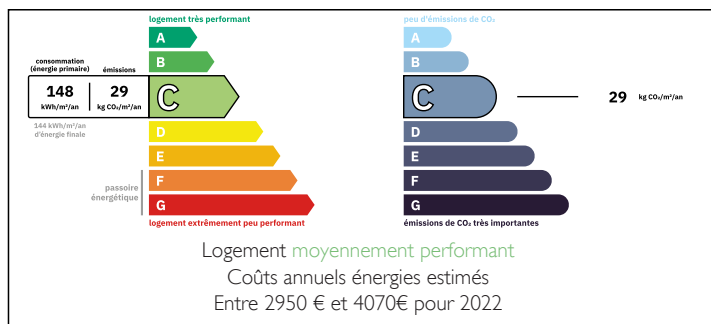
## IN BRIEF

Situated in the quiet countryside, I offer this character property comprising a house, a shed converted into a studio, an old stable converted into a playroom and dormitory on a landscaped plot planted with trees.

The property is located 10 min from La Mothe-Saint-Héray, a town with several shops and services (bakery, bar-tobacco shop, restaurant, schools...), 12 min from Celles-Sur-Belle, a town with shops and services (supermarket with fuel, bakery, pharmacy, restaurant....) and 25 min from Niort (town with all shops and services, hospital, TGV train station....).

Walking trails directly accessible from the property.

## 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: entrance (11 m<sup>2</sup>) with WC, storeroom (7.30 m<sup>2</sup>) with boiler room, kitchen (35 m<sup>2</sup>) with old bread oven, two living rooms (22 and 29 m<sup>2</sup>), one with recent wood-burning stove and access to terrace

First floor: landing with WC leading to 3 bedrooms (29/19/19 m<sup>2</sup>), dressing room (7 m<sup>2</sup>) and shower room (8 m<sup>2</sup>).

Courtyard (29 m<sup>2</sup>) and terraces (45 and 75 m<sup>2</sup>)

- individual gas tank heating, Frisquet boiler
- double-glazed windows
- fiber optics
- individual septic tank not compliant

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

Shed converted into living room with mezzanine (37 m<sup>2</sup>), cellar (10 m<sup>2</sup>) and workshop/garage (70 m<sup>2</sup>)

Former stable converted into playroom and dormitory (95 m<sup>2</sup>)

Completing the property: 10x5m swimming pool (HS liner), well, wooded grounds including fruit trees, various outbuildings with small roofs.

- enclosed grounds

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

## NOTES