

Historic French manor home with original features, spacious interiors, and exceptional expansion potential



## INFORMATION

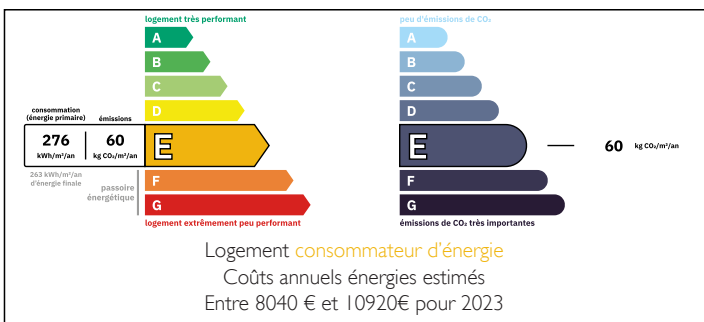
|             |                      |
|-------------|----------------------|
| Town:       | Moncoutant-sur-Sèvre |
| Department: | Deux-Sèvres          |
| Bed:        | 5                    |
| Bath:       | 2                    |
| Floor:      | 291 m <sup>2</sup>   |
| Plot Size:  | 827 m <sup>2</sup>   |



## IN BRIEF

Ideally located between the charming towns of Moncoutant and L'Absie, this historic home enjoys a peaceful village setting while remaining within easy reach of key amenities, Atlantic beaches, and several airports (Nantes, Poitiers, La Rochelle). Perfect for those seeking a tranquil lifestyle without sacrificing connectivity.

## 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

Charming historic logis with character, space and potential

Step back in time with this remarkable former logis, full of original features and rich in history, just waiting to be brought back to life.

This house offers impressive volumes and authentic charm throughout:

A grand entrance hall (27 m<sup>2</sup>) with stone staircase, exposed stonework and niches sets the tone as you enter.

The kitchen/living room (46 m<sup>2</sup>) with door to the gated front garden - ideal for enjoying morning light or alfresco dining.

A spacious lounge (53 m<sup>2</sup>) features a majestic fireplace and a further access to the garden.

Upstairs, the layout continues to impress:

The landing (8 m<sup>2</sup>) leads to a generous master bedroom (46 m<sup>2</sup>) with wooden floors and fireplace. Four further bedrooms (28 m<sup>2</sup>, 14 m<sup>2</sup>, 13 m<sup>2</sup>, 7 m<sup>2</sup>) offer flexibility for family or guests.

A shower room (4 m<sup>2</sup>) and a bathroom (12 m<sup>2</sup>) complete the living comforts.

An office (7 m<sup>2</sup>) is perfect for remote work or study.

The attic level includes:

A spacious landing (17 m<sup>2</sup>)

Two large attic rooms (56 m<sup>2</sup> and 63 m<sup>2</sup>), both ready for conversion to additional living space, studio, or games rooms.

To the rear of the property:

Two attached workshops (56 m<sup>2</sup> and 24 m<sup>2</sup>)

A garage (34 m<sup>2</sup>)

An additional room above the workshop (35 m<sup>2</sup>) with its own staircase - ideal for a separate studio or

## LOCAL TAXES

Taxe foncière: 1050 EUR

Taxe habitation: EUR

## NOTES