

Superb stone house in need of restoration with enormous potential, set in lush and green grounds

EXCLUSIVE



## INFORMATION

Town:	Coulonges-Thouarsais
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	211 m2
Plot Size:	1617 m2

## IN BRIEF

This light-filled, spacious, centuries-old, traditional house offers around 210 m<sup>2</sup> of living space. It combines the charm of a peaceful setting with a garden with the convenience of being just a few minutes' drive from towns and villages with all the necessary amenities. Thanks to its living space and enclosed garden with trees, it would be perfect for a large family or those who like to entertain. It just needs some renovation.



## ENERGY - DPE

DPE not required.

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

This village house has superb old fireplaces in every room and comprises:

Ground floor:

- Entrance into a hallway: 13 m<sup>2</sup>
- 24 m<sup>2</sup> living room with an open fireplace
- A 29 m<sup>2</sup> dining room with an open fireplace.
- A 20 m<sup>2</sup> kitchen with an open fireplace.
- A 10 m<sup>2</sup> utility room.

A wooden staircase leads to the first floor.

First floor:

- A 10 m<sup>2</sup> shower room with WC.
- A 21 m<sup>2</sup> bedroom with a fireplace.
- A 12 m<sup>2</sup> corridor.
- A 31 m<sup>2</sup> bedroom with a fireplace.
- A 24 m<sup>2</sup> bedroom with a fireplace.

- Connected to mains drainage.
- Windows and doors are single glazed.
- No fixed heating system.

All dimensions are approximate.

-----

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

## LOCAL TAXES

Taxe foncière: 150 EUR

Taxe habitation: EUR

## NOTES