

Grand 18th century 3 bed property plus one bedroom apartment in stunning location overlooking the river Thouet



INFORMATION

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|-------------|----------------------|
| Town: | La Peyratte |
| Department: | Deux-Sèvres |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 244 m ² |
| Plot Size: | 1 178 m ² |

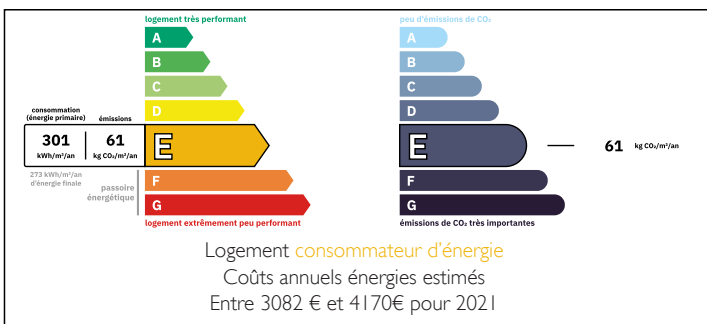


IN BRIEF

Rare opportunity to acquire a property with real character. This house built in 1767 has loads of potential. With high ceilings and plenty of natural light, it has a feeling of true elegance and grandeur. Located in a popular hamlet about 3km from the thriving town of La Peyratte, it is within easy reach of all key amenities while feeling a world apart from the hustle and bustle of modern life. The house itself is built into the side of the Thouet valley with stunning views of the river below and the countryside beyond. In addition to the main living accommodation there is a one bedroom loft apartment with a separate entrance accessible via a flight of steps from the garden at the rear.

Mediaeval Parthenay with a full range of supermarkets, bars restaurants and public services is less...

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

GROUND FLOOR:

Living room 30m²
Bedroom 13.5m²
Bedroom 13m²
Cellar/boiler room 37m²

FIRST FLOOR:

Kitchen 15m²
Living room 60m²
Bedroom 20m²
Shower room

SECOND FLOOR APARTMENT:

Combine living room/kitchen area 50m²
Veranda 9m²
Bedroom 8.5m²
Bathroom 11m²

OUTSIDE:

Garden
Stone built sheds for storage

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

LOCAL TAXES

Taxe foncière: 960 EUR

Taxe habitation: EUR

NOTES