

Beautiful manor house and its outbuilding in a walled garden.



EXCLUSIVE

## INFORMATION

Town:	Sainte-Gemme
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	234 m2
Plot Size:	3094 m2

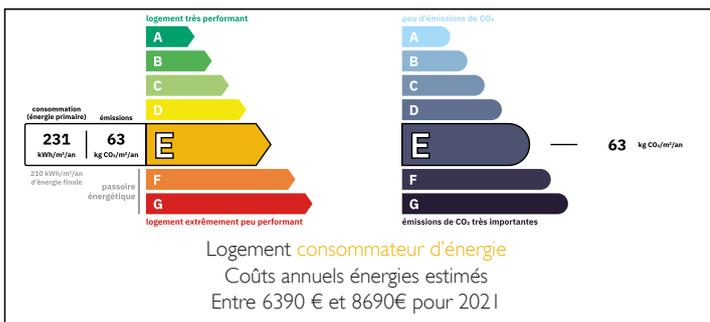


## IN BRIEF

Beautiful Manor House in North Deux-Sèvres area, located 15 minutes from the historical town of Thouars, 20 minutes from Bressuire, 1 hour 20 minutes from the city of Angers, and 1 hour 30 minutes from Nantes.

Access to Puy du Fou and Futuroscope in 1 hour.\*\*

## 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 Manor House to finish renovating,  
Located in a Peaceful Village

This elegant manor house, situated in the heart of a tranquil village, offers an ideal living environment. Upon entering, you'll be captivated by the majestic solid wood staircase leading to a spacious area. The ground floor consists of a large, welcoming kitchen and a generous living room, with access to the back entrance of the house, which leads to a bathroom with WC and a large cellar.

Upstairs:

a beautiful landing connects three bedrooms, each with period fireplaces, as well as a bathroom. The converted attic, with its cathedral ceiling and exposed beams, comprises three additional bedrooms, a bathroom with WC, and a large living area, offering significant potential for bed and breakfast.

The 3094 m<sup>2</sup> of land includes a walled orchard, as well as numerous outbuildings that further enhance the appeal of the property. This rare property requires some finishing touches to unlock its full potential, but it already offers a wonderful foundation in a pleasant setting.

A truly beautiful property to discover, perfect for lovers of stone and historic charm, located in the heart of the village.

## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

## NOTES

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