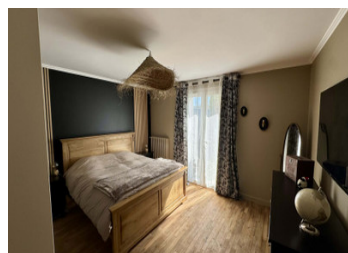
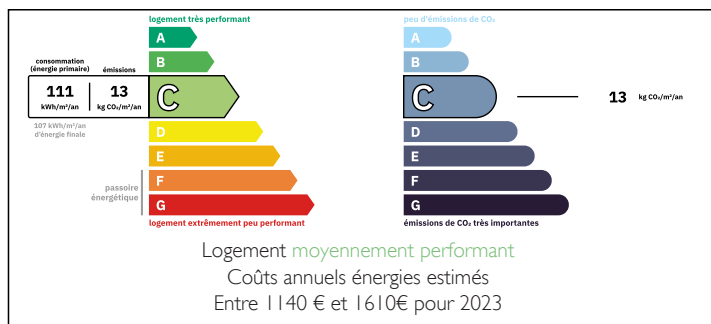


## Stunning Renovated Farmhouse – 1.5 Hectares with Incredible Development Potential nearby Sauze-entre-Bois

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Limalonges
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	148 m <sup>2</sup>
Plot Size:	14764 m <sup>2</sup>

## IN BRIEF

A rare opportunity to acquire a beautifully restored country home. Set within almost 15,000 m<sup>2</sup> (nearly 4 acres) of private grounds, this property offers a peaceful retreat with significant scope for expansion.

### Elegant Single-Storey Living

Renovated to a high standard just 5 years ago, the main residence (148 m<sup>2</sup>) offers effortless living on the ground floor:

- \* Living Space: A vast, light-filled lounge and a bespoke, fully-fitted kitchen designed for both style and functionality.
- \* Bedrooms: 3 generous double bedrooms and a modern family shower room

The actual house is just the beginning of the story:

- \* The Loft (160 m<sup>2</sup>): Huge convertible attic space, perfect for creating extra suites, a cinema room, or a master floor.
- \* Attached Barn (62 m<sup>2</sup>): A substantial stone barn

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 breaks down as follows:

On the ground floor:

- Kitchen and dining room: 40m<sup>2</sup>
- Living room: 44m<sup>2</sup>
- Room 1: 19,4m<sup>2</sup>
- Room 2: 16m<sup>2</sup>
- Room 3: 12m<sup>2</sup>
- Bathroom: 6m<sup>2</sup>
- WC: 2m<sup>2</sup>
- Corridors: 4m<sup>2</sup> and 5m<sup>2</sup>

On the first floor, convertible attic allow to double the living area of the house and leave free rein to your imagination.

Outside, on the 1.5 hectare park, is beautifully wooded and well maintained. It offers calm and tranquility to its occupants.

A space of 2400m<sup>2</sup> is also constructible and opens the door to projects for detachment of plots or ancillary constructions.

Also present on the property, a charming little building equipped with a bread oven that will allow sharing convivial moments.

Ideally located near Sauze-Entre-Bois where you will find all the amenities (doctor, schools, supermarkets...), you reach in 45 minutes Angoulême and Poitiers (via the national road 10) as well as Niort.

A rare property not to be missed!!

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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**

## NOTES