

Stunning off-grid property in excellent condition with in-ground pool on 5 acre plot with no near neighbours

EXCLUSIVE



## INFORMATION

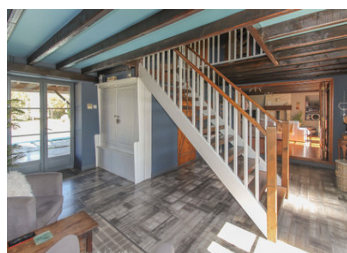
|             |             |
|-------------|-------------|
| Town:       | Thénezay    |
| Department: | Deux-Sèvres |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 167 m2      |
| Plot Size:  | 18986 m2    |

## IN BRIEF

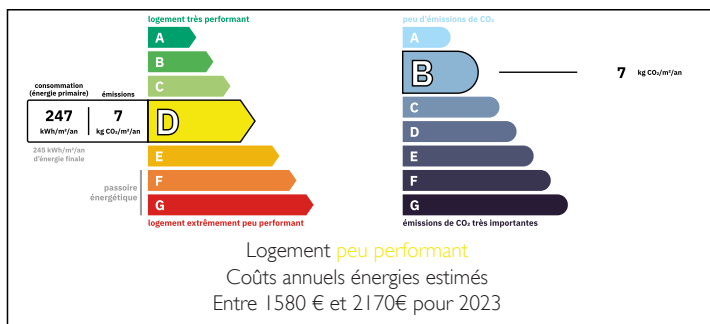
This is a special property. Only 3 Km from the popular village of Thénézay, it sits on an enclosed 5 acre plot with stunning and uninterrupted views of the surrounding countryside; the nearest neighbour is a mile away. The property is self-sufficient in electricity thanks to solar panels, a 2.5kW wind turbine and batteries for storage. There is also a back-up generator which has run for a total of 120 hours in the past 4 years.

Inside, the rooms are spacious and tastefully decorated with wood burning stoves strategically placed at either end of the ground floor. Outside there is parking at the front and, at the rear, a large in-ground pool and terrace. Beyond that, a meadow and 2 acres of woodland are home to all manner of local wildlife.

Day to day amenities are available in Thénézay whilst...

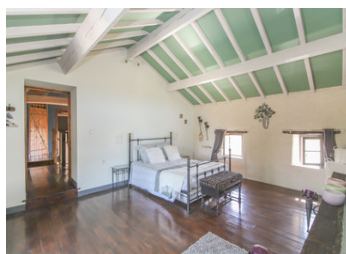


## ENERGY - DPE



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

Details of Accommodation are as follows:

### GROUND FLOOR:

Entrance Hall 20m<sup>2</sup>

Kitchen 22m<sup>2</sup>

Living room 29m<sup>2</sup>

Shower room 5m<sup>2</sup>

### FIRST FLOOR

Landing/office 22m<sup>2</sup>

Bedroom 28m<sup>2</sup>

Bedroom 22m<sup>2</sup>

WC

### OUTSIDE:

Utility room with shower and WC

Bread oven

In-ground pool 15m x 6m

Covered terrace 45m<sup>2</sup>

Cellar

Wind turbine and plant room

Parking

Well

Garden

Meadow

Woodland

## NOTES

The property benefits from underfloor heating downstairs and double glazing throughout,

The septic tank conforms to current standards

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