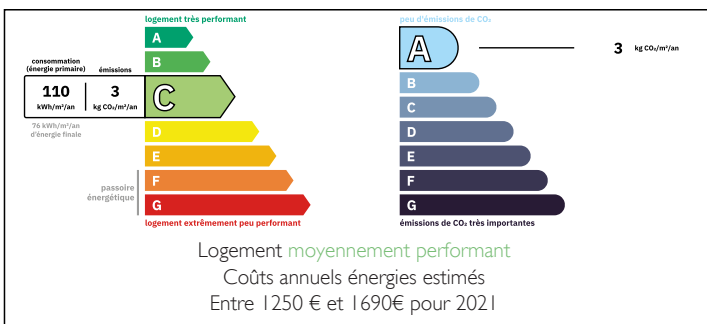


St Pompain: Renovated farmhouse with 150 m of living space, 6 rooms, 1,527 m of land, and a separate 28 m



ENERGY - DPE



INFORMATION

Town:	Saint-Pompain
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	1527 m2

IN BRIEF

Leggett Real Estate is pleased to present this charming property located in Saint-Pompain, a small town of about 1,000 residents that offers a peaceful living environment while remaining close to local amenities.

The village has several local shops and services: a bakery and pastry shop, a restaurant, an elementary school, a horseback riding center, and a post office. A supermarket is just a 7-minute drive away.

Ideally located, the property is about 20 minutes from Niort and Fontenay-le-Comte.

Niort offers a full range of shops and services, as well as a TGV station (Paris in 2 hours). For travel, La Rochelle Airport is about an hour away.

A prime location to enjoy the tranquility of the countryside while maintaining quick access to cities and major amenities.

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 property consists of a renovated farmhouse, offering spacious rooms and a pleasant setting, complemented by a separate studio, an above-ground pool, and several outbuildings.

The Main House

On the ground floor, you'll find:

- a 19 m² fully equipped kitchen;
- a 42 m² living room with a wood-burning insert;
- a 20 m² bedroom with a shower room and walk-in closet;
- a separate 1.40 m² half-bath;
- a spacious utility room with laundry area and boiler room, and a 38 m² garage equipped with an electric gate.

Upstairs, a landing leads to:

- two bedrooms measuring 15.85 m² and 18.80 m²;
- a bathroom with a bathtub, walk-in shower, and toilet;
- a walk-in closet;
- an additional room;
- a convertible attic of approximately 40 m², offering great potential for expansion.

The Separate Studio

A studio apartment completes the property and features a 25 m² living area with a wood-burning insert, as well as a 5 m² bathroom. An above-ground pool also enhances the property.

Outbuildings

The property features several outbuildings, offering ample space for storage, a workshop, or parking:

- a 53 m² shed, with space to park two vehicles;
- a 25 m² stable;
- a 17 m² workshop;

LOCAL TAXES

Taxe foncière: **874 EUR**

NOTES