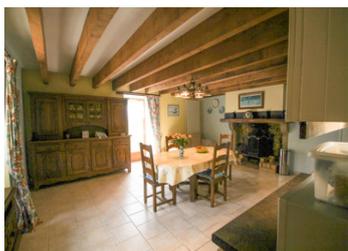


Pretty detached stone farmhouse with attached gardens and lovely views. In good repair



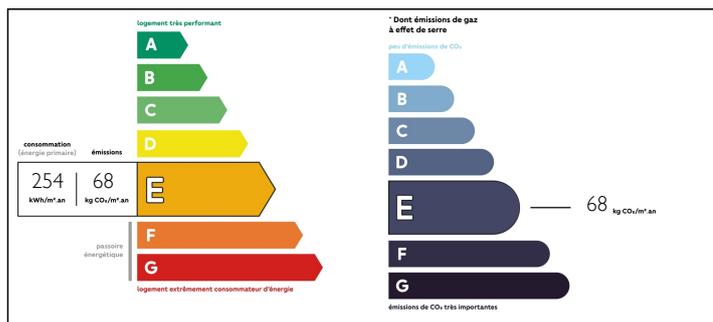
## INFORMATION

Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	1512 m <sup>2</sup>

## IN BRIEF

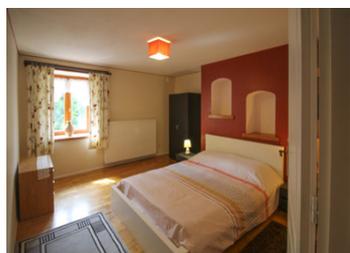
More photos and some short video's available. This well maintained detached stone farmhouse is situated in a quiet rural hamlet close to the village of Vernoux en Gâtine which has some shops and a restaurant. The small towns of L'Absie and Secondigny are within 10 minutes drive. The village of La Chapelle Thireuil is also close by with a baker's, a bar and a restaurant. The major town of Niort is about 40 minutes away with a TGV railway station. Airports at Poitiers, Nantes, and La Rochelle are within easy reach.

## 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

This attractive character house has spacious living accommodation and feels very welcoming. Well decorated and maintained, it is laid out as follows;

GROUND FLOOR (tiled)

Entrance hallway with stairs (13 m<sup>2</sup>)

On the left is a large kitchen/diner with fireplace (30m<sup>2</sup>). A range cooker is included.

Doors lead out to the pretty garden which has lawn, flower beds, and a terrace for warm evenings. There are several small stone outbuildings.

To the right of the entrance hall is the ample lounge (33 m<sup>2</sup>)

At the rear of the entrance hallway is a WC and a tiled shower room.

Boiler room/store. Door to garden

Stairs from the hallway lead to the 1st FLOOR (parquet).

Large mezzanine 19.5m<sup>2</sup> with space for a bathroom if required.

3 bedrooms (Master 32 m<sup>2</sup>, Double 15m<sup>2</sup>, Bunk beds 9 m<sup>2</sup>)

The house has double glazing.

There is oil fired central heating and an open fireplace in the kitchen.

The septic tank drainage conforms to regulations.

Attached garden with lovely views that is not overlooked.

Several small outbuildings.

There is also a piece of enclosed garden immediately opposite the house across the footpath. It has large entrance gates, making it great for private parking and a small outbuilding.

Well worth a visit with no work required.

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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: **673 EUR**

## NOTES