

Super three-bedroomed farmhouse + 3-bedroomed furnished gite in 2 acres land. Pond, outbuildings. New roof 2013, woodburners + electric heating. Space and peace!



INFORMATION

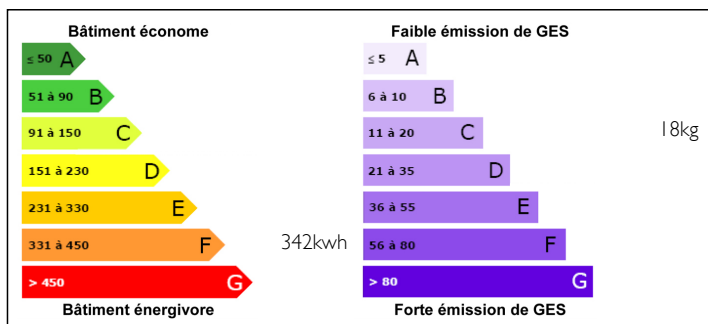
Town:	BOUSSAIS
Department:	Deux Sevres
Bed:	6
Bath:	4
Floor:	0 m2
Plot Size:	8538 m2



IN BRIEF

Ideal for those looking for a rural home + income potential, this spacious property has ready-to-rent accommodation in an idyllic setting. Plenty of outdoor space for family, guests and pets, with garden and paddock. Central in the Bressuire (20km), Parthenay (22km) and Thouars (24km) triangle and tourist favourites – Puy-du-Fou, Loire...

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.



LOCAL TAXES

Taxe foncière: 1240 EUR

NOTES

DESCRIPTION

The house and gite, both in good condition, are in the form of a 'longère'-style farmhouse, south-facing, contained within gated, wraparound garden with an extra paddock, ideal for a horse, sheep etc. Ideal for nature-lovers. Plenty of parking. Recent improvements: new roof 2013, modern bathrooms, new immersion heater... Septic tank system, mains water + well, telephone and internet, electric heaters. All amenities available in Bressuire, Thouars and Parthenay, with the village of Chiché only 9km with bakery, shop, bar.

MAIN HOUSE

Ground Floor - Kitchen [21m²] Living room [25m²] with woodburner and glazed doors to large covered terrace [49m²] and garden -ideal for barbeques and those hot summer days Dining room [19m²]

First floor - Master bedroom [16m²] with ensuite bath/shower and WC Two double bedrooms [14m² & 10m²] Family bathroom with WC

GITE : separate patio and covered terrace Open plan kitchen diner [13m²] and lounge [20m²] with woodburner and glazed doors to back garden Mezzanine [7m²] Three double bedrooms [9m², 14m² and 14m²], one ensuite bathroom and WC, the other two with vanity sinks Shower room WC

OUTSIDE: A fenced garden surrounds the house and gite, with a good-sized paddock beyond. Various useful stone sheds and outbuildings, well.