

Splendid 5-bedroomed stone property, set in enclosed grounds, garages, outbuildings near Thouars.

EXCLUSIVE



INFORMATION

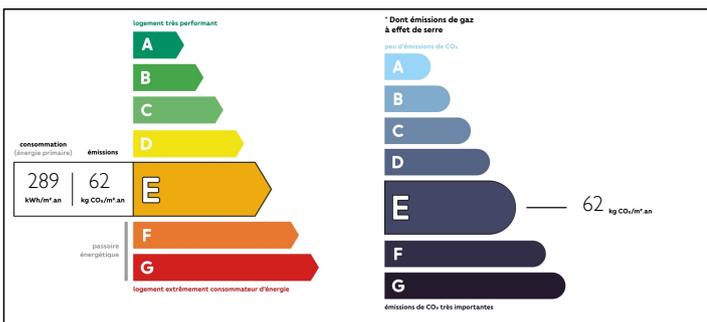
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|-------------|--------------|
| Town: | Sainte-Verge |
| Department: | Deux-Sèvres |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 254 m2 |
| Plot Size: | 7819 m2 |



IN BRIEF

The superb property, thought to date back in parts to the 16th century, is discretely hidden from view by an impressive and ancient wooden porch and gates. The main house is in very good condition and has been carefully and sympathetically redecorated, while preserving original features such as parquet and tiled floors, wood-panelling and beams. The numerous outbuildings offer plenty of space and potential for a range of uses and include three large barn spaces, garaging and an ancient wine cellar. Lovely grounds with a formal 'allée' of trees and shrubs. On mains drains, oil-fired central heating + woodburners. In a quiet, small village setting, the property is conveniently close to the heart of medieval Thouars (4km) with its wide range of shops and services including a fabulous traditional Friday market, and to the popular tourist destinations of the Maine-et-Loire and the Vienne including Montreuil-Bellay (15km), Doué-la-Fontaine (23km),...

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

Nearest supermarkets etc: Thouars 2km-4km
Thouars has a train station that connects to the TGV and also runs a 'Beach Train' to Sables d'Olonnes in the summer months.

The house comprises:

Entrance hall [12m²] with WC

Drawing room [34m²]

Dining-room / Second Reception room [27m²]

Utility Room [7m²]

Kitchen [14m²] opening onto

Dining area [20m²]

Upstairs

Bathroom

Master Bedroom [34m²] with woodburner

Bedroom 2 (currently used as a Dressing Room) [16m²]

Bedroom 3 [17m²]

Bedroom 4 [14m²]

Bedroom 5 [21m²]

Shower-room & WC

Outside

Large double-height barn in two sections [100m² + 60m²], ancient wine cellars, with access via the main house

Carport [35m²]

Two garages, each 32m²

A further run of double-height stone buildings including a large barn, former stables, house and bread-oven. (approx 200m²)

Mature enclosed grounds.

Oil-fired central heating + woodburning stoves

Connected to mains drains.

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

LOCAL TAXES

Taxe foncière: **2400 EUR**

NOTES