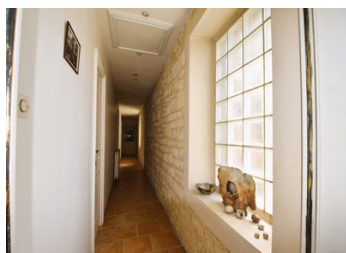


## Superb 7 bedroom riverside Manor house in Niort



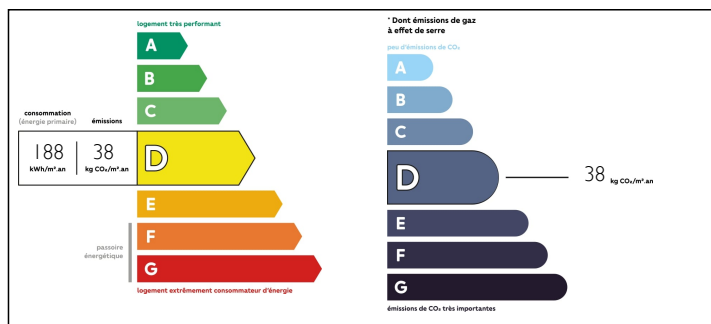
## INFORMATION

Town:	Niort
Department:	Deux-Sèvres
Bed:	7
Bath:	5
Floor:	340 m2
Plot Size:	2700 m2

## IN BRIEF

This amazing property based in town along the river "Sèvre niortaise" offers a superb B&B business possibility or a large family home.

## 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

The house is composed of :

- 11 m<sup>2</sup> entrance hall 25m<sup>2</sup> dining room with parquet flooring
- 3.20 m<sup>2</sup> hallway with stone floor, leading to 17.45 m<sup>2</sup> fitted kitchen with original floor tiles and Lacanche piano stove plus a 5 m<sup>2</sup> utility room
- On the right-hand side you will find :
  - a large 17 m<sup>2</sup> hall with Chauvigny stone floor and wooden staircase to the upper floors, a Living room 33.05 m<sup>2</sup>, Chauvigny stone floor, stone fireplace
  - 12.90 m<sup>2</sup> connecting room (ideal for office use)
  - 19.5m<sup>2</sup> bedroom with double doors

The first floor is separate into 2 parts :

To the left you will find : a hallway with parquet flooring leading to a cosy boudoir overlooking the river

- a 16.45 m<sup>2</sup> study or bedroom with parquet flooring
- a master bedroom (39m<sup>2</sup>) suite comprising a bathroom (bath, shower, washbasin), toilet and dressing room
- 4.30 m<sup>2</sup> utility room with sink and storage space

On the right ( ideal for guest bedroom area) a long hallway leads you to 3 master bedrooms all with bathrooms or shower rooms and separate toilets + a 4 m<sup>2</sup> laundry room

The second floor has a large landing and leads you to two bedrooms of 25 m<sup>2</sup> and 23 m<sup>2</sup> and a shower room.

The property has a lovely garden and several outbuildings for storage. One of the outbuilding is a chapter house. It also had a secure and covered swimming pool measuring 9 x 5.50 m...

## LOCAL TAXES

**Taxe foncière: 4000 EUR**

## NOTES