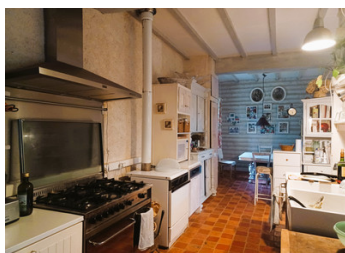


Beautiful 5 bedroom large farmhouse with swimming pool and 2 rental apartments 20 minutes from Niort.



## INFORMATION

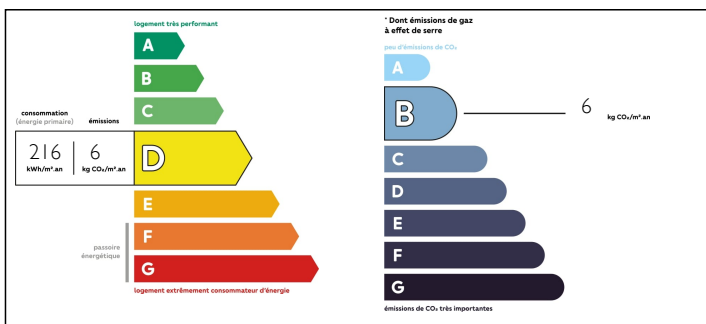
Town:	Beaussais-Vitré
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	450 m2
Plot Size:	4828 m2



## IN BRIEF

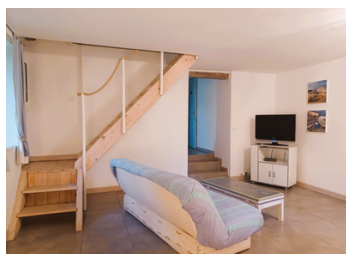
Set in a quiet hamlet, this beautifully renovated historic farmhouse with 300 m2 of living space sits alongside a second building housing two separate flats, complemented by additional outbuildings. The property is set within landscaped and enclosed grounds measuring 4,800 m2. These grounds feature a vegetable garden, a fruitful orchard, and a 8x4m swimming pool with cover. This idyllic location offers a peaceful atmosphere for those seeking a rural retreat with business potential

## 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 MAIN HOUSE - 300 m<sup>2</sup> of living space

Ground floor

- Kitchen/dining family room 60 m<sup>2</sup> with tiled floor.
- Formal dining room with woodburner 39.5 m<sup>2</sup>
- Living room 40 m<sup>2</sup> with stone floor.
- Gym 21 m<sup>2</sup> with sauna.
- Shower room 7 m<sup>2</sup>.
- WC 1.3 m<sup>2</sup>.
- Bioler room/Pantry 13 m<sup>2</sup>.
- Cave 7.60 m<sup>2</sup>.
- Greenhouse 7.50 m<sup>2</sup>

First floor

Access from kitchen by wooden staircase:

- 10 m<sup>2</sup> hallway with parquet floor leading to :
- Bedroom with sloping ceilings 13 m<sup>2</sup>
- Master Bedroom with walk in wardrobe
- Shower room 10.7 m<sup>2</sup>.
- WC 1.70 m<sup>2</sup>

Through a connected door to the other side of the house:

- 9 m<sup>2</sup> hallway leading to :
- Bedroom 11.7 m<sup>2</sup> with 7.50 m<sup>2</sup> mezzanine
- Bedroom 11.3 m<sup>2</sup> with 7 m<sup>2</sup> mezzanine
- Cabin Bedroom 8.80 m<sup>2</sup>
- Mezzanine-study/library 32 m<sup>2</sup>, with metal spiral staircase into downstairs living-room

The main house is heated by high-temperature heat pump

Next to the main house is a stone building divided into two flats for rental or guest accommodation. Each flat offers a monthly rental income of €500, giving a total of €12,000 per year in rental income.

Apartment One is 72.50 m<sup>2</sup> with private garden,

## LOCAL TAXES

Taxe foncière: **2839 EUR**

## NOTES