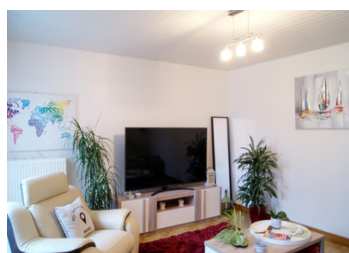


Renovated four-bed farmhouse, attached one-bed annexe needing modernisation, numerous outbuildings plus land



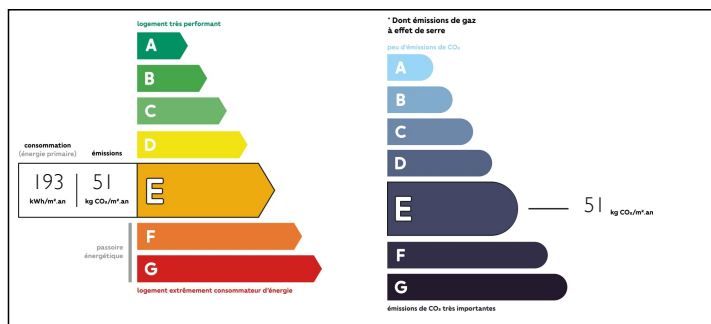
## INFORMATION

Town:	Neuvy-Bouin
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	224 m2
Plot Size:	20056 m2

## IN BRIEF

The primary residence is an updated four-bedroom home, with the potential for a fifth bedroom. Adjacent is a one-bedroom annex requiring modernisation. Several outbuildings accompany the property, all situated in grounds of two-hectare.

## 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: 957 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE:

ENTRY (13m<sup>2</sup>) - tiled floor, staircase leading to the first floor, door leading to cellar

KITCHEN/DINING ROOM (34m<sup>2</sup>) - features two sets of patio doors opening onto the enclosed front terrace and garden, tiled floor, chimney

LOUNGE (17m<sup>2</sup>) - tiled floor

WC (2m<sup>2</sup>) - with toilet and washbasin

CORRIDOR (7m<sup>2</sup>)

SHOWER ROOM (6m<sup>2</sup>) - equipped with a shower, washbasin, and plumbing for a washing machine

OFFICE/BEDROOM (12m<sup>2</sup>) - storage space

### First Floor:

LANDING (10m<sup>2</sup>)

3 BEDROOMS (14m<sup>2</sup>, 14m<sup>2</sup>, 16m<sup>2</sup>) - exposed beams adding character

WC (3m<sup>2</sup>) - with toilet and washbasin

ATTIC (22m<sup>2</sup>) - potential for additional living space

### ANNEXE:

LIVING ROOM (24m<sup>2</sup>) - Marble tiled floor, patio doors.

KITCHEN (12m<sup>2</sup>)

BEDROOM (16m<sup>2</sup>)

WC (3m<sup>2</sup>)

SHOWER ROOM (6m<sup>2</sup>) - with shower, washbasin, and bidet.

CORRIDOR (14m<sup>2</sup>)

GARAGE (19m<sup>2</sup>) - Electrically operated door.

BOILER ROOM (20m<sup>2</sup>) - Contains heating boiler and fuel tank, with a door leading to the side garden.

### OUTBUILDINGS:

Includes a variety of structures such as a barn (98m<sup>2</sup>), cowshed (89m<sup>2</sup>), hangars, pig stys, etc.