

Super 4-bedroom renovated farmhouse (250m2) with quality 2-bedroomed gîte, covered pool, land, woods, on 6.7acres. Not overlooked. Garage/workshop and shed.



## INFORMATION

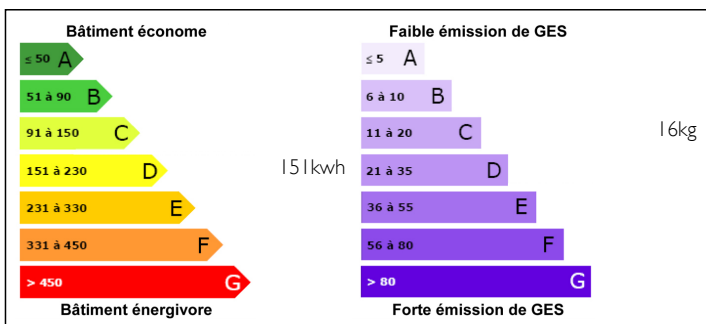
Town:	ARGENTONNAY
Department:	Deux Sevres
Bed:	6
Bath:	4
Floor:	326 m2
Plot Size:	27505 m2



## IN BRIEF

In very good condition, this super property gives privacy, space, income-potential and glorious views over the countryside. Large eat-in kitchen, family snug plus ceiling-height living-room opening onto the terrace – great for entertaining! Immaculate gîte ready to go. Double-glazed, oil-fired heating, good internet access. Field (1.6acres) and woods(2.5acres), wildlife galore, suitable for horses.

## 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 shops, bars, schools etc: Moutiers-sous-Argenton 4km, Bressuire 16km, Argentonnay 10km, Thouars 20km

Nearest airports: Poitiers 78km, Nantes 125km, La Rochelle 130km

Nearest ferries: St Malo 280km, Caen 320km.

Situated on the very edge of a small village close to flourishing Bressuire (16km) with its chateau, events and full range of shops and services. Active links with Tourist Office, who have awarded the popular gîte 3\* (can upgrade to 4\* if desired).

### MAIN HOUSE:

Entrance hall [14m<sup>2</sup>] with WC

Kitchen [32m<sup>2</sup>] opening onto terrace and into Conservatory [13m<sup>2</sup>]

Dining area [24m<sup>2</sup>] opening into spectacular ceiling height

Living room [45m<sup>2</sup>] with wood-burner

Snug [20m<sup>2</sup>] with wood-burner

### UPSTAIRS:

Master Bedroom [28m<sup>2</sup>] with ensuite bathroom [16m<sup>2</sup>] (bath, shower, WC)

Family bathroom [7m<sup>2</sup>]

Bedroom 2 [17m<sup>2</sup>], Bedroom 3 [11m<sup>2</sup>], Bedroom 4 [11m<sup>2</sup>] with views over garden, pool and open countryside.

### GITE:

Open-plan Kitchen/Dining/Living room [27m<sup>2</sup>], opening onto terrace and grounds

Bedroom 1 [11m<sup>2</sup>] with ensuite Showerroom and WC

Bedroom 2 [11m<sup>2</sup>] with ensuite Bathroom and WC

### OUTSIDE:

Ample dedicated house/gîte parking in gated courtyards, Garage/workshop [30m<sup>3</sup>], shed [12m<sup>2</sup>] with sink/loo

Heated pool 10m x 5m (excellent quality) with telescopic cover, perfect for extending the swimming season and for happy guests. Changing-cabin and wooden walkway back to the accommodation.

Grounds arranged as garden close to the house, opening into a wide field beyond the pool, with the

## LOCAL TAXES

**Taxe foncière: 1495 EUR**

## NOTES