

Glorious Maison-de-Maître – flexible accommodation including five-or-more bedrooms, multiple reception rooms, three bathrooms, outbuildings, 1H plot. Ideal family and animals, BnB potential.



INFORMATION

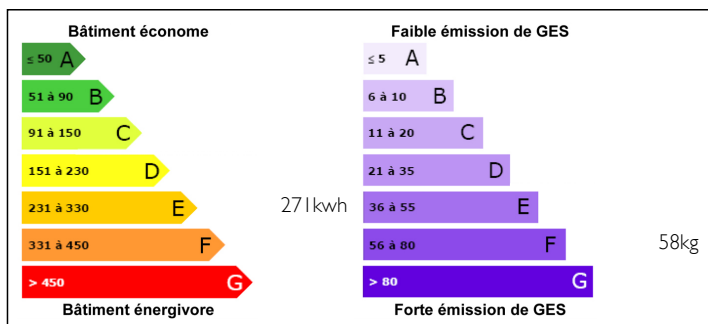
Town:	ST MAURICE ETUSSON
Department:	Deux Sevres
Bed:	4
Bath:	3
Floor:	223 m2
Plot Size:	12000 m2



IN BRIEF

Fantastic Maison de Maître known locally as 'Le Petit Chateau'. Tall elegant rooms full of light and original features. Marble fireplaces, ornate ceiling roses/cornices, parquet flooring, towering doors and windows. Former servants quarters to convert on top floor accessed via tower. Set in gated parkland with grazing and stabling.

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

Built in 1882, the property benefits from a brand new boiler (2020), insulated attic and cellars and super interior decoration.

Five minute stroll to nearest bar/restaurant/basics-shop and bread depot, and only 9km from Argenton-Les-Vallées with bank, doctor, dentist etc. Bustling town of Vihiers 13km. Nearest airports: Nantes 108km, Poitiers 92km, Tours 138km.

Nearest TGV : Angers 60km, Poitiers 92km.

Ground Floor: Main Entrance Hall (7m²)

Drawing Room (23m²) (now used as a Ground Floor Bedroom),

Dining Room (22m²) with feature fireplace and double doors onto the terrace,

Office or Bedroom 6 (16m²) with doors onto the terrace and

Shower-Room with WC

Living /Day-Room (22m²) with fireplace (woodburner) and doorway to spiral staircase inside the Round Tower,

Kitchen (8m²) with archway into

Family Dining/ Breakfast Room (10m²)

Wooden staircase to First Floor –

Family Bathroom (8m²) with connecting door to

Bedroom 1 (16m²),

Bedroom 2 (22m²),

dual aspect Bedroom 3 (23m²) (currently used as a Snug)

Bedroom 4 (13m²) with bathroom

Doorway to tower staircase, giving access to

Second Floor – now fully insulated

- four good-sized rooms to renovate (31m², 24m², 16m² and 12m²)with balconies and fabulous views over the countryside.

Basement – Scullery (18m²), Pump Room (9m²), three wine cellars (27m², 9m² and 12m²), Boot Room (21m²) with boiler and oil tank, outside access.

Outbuildings – a former Coach House(25m²), stable (24m²) and Grooms quarters (24m²) some with lofts above offer excellent conversion potential,

LOCAL TAXES

Taxe foncière: 1115 EUR

NOTES