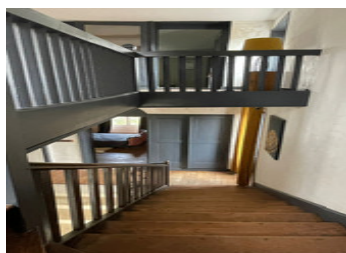
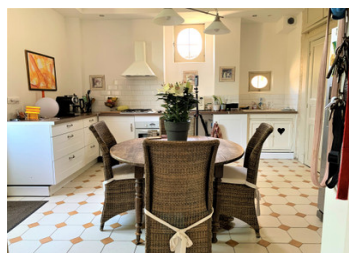
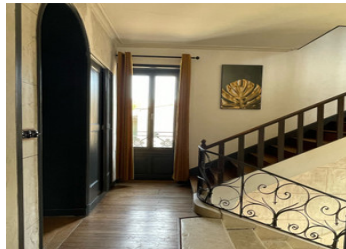
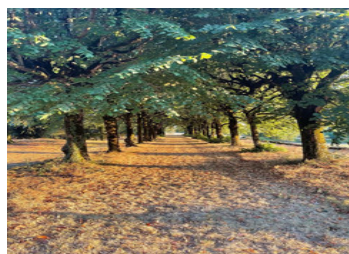


Magnificent 18th century manor, 7 beautiful bedrooms, outbuildings, 2.5 hectares of land for horses.



INFORMATION

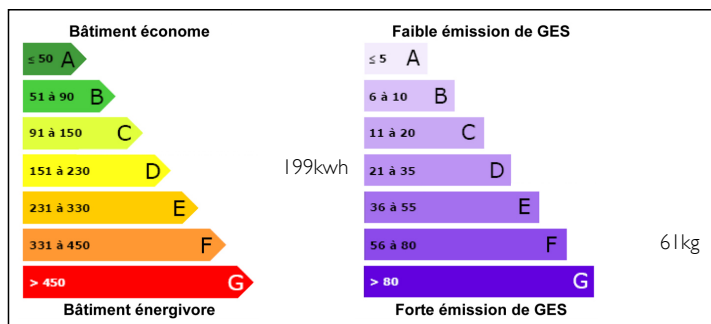
Town:	Niort
Department:	Deux-Sèvres
Bed:	7
Bath:	1
Floor:	300 m2
Plot Size:	23000 m2



IN BRIEF

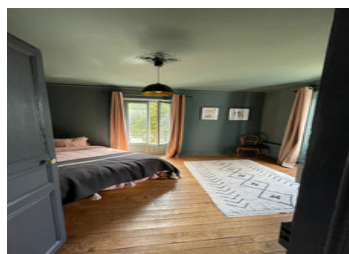
Beautiful 18th century house while retaining the original features, a peaceful location with a superb open view. Outbuildings on 2.5 hectares of land, near Niort. Infinite views, calm and quality of life, generous rooms, very well maintained. A property where we feel good guarantees us a better quality of life. An ideal place for horses. Quick access to the TGV station of St Maixent, motorway to Poitiers airport 50 min, Bordeaux 1h30

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 description as follow:

Groundfloor

- nice entry. 8.70 m x 2,30m
- lounge. 25 m2
- dining-room. 25 m2
- fitted kitchen. of 20 m2
- toilet and shower room.
- utilities.
- WC and shower.

First floor

- Landing and couloir.
- 3 large bedrooms. around 25 m2 each

Second floor

- Landing and couloir.
- 4 bedrooms between 14 and 20 m2

Grenier

Cave vaulted

Outbuilding : box garage, stable, green house, bread oven with period ponnes, summer kitchen, carport, terrace, workshopp.

Fabulous garden with a tree-lined path, lovely outbuilding with place for a paddock horses, large land for horses.

Central heating
double glazed

Annual tax 1300 euros
Assainissement (fosse) not conform

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES