

**UNDER OFFER - Farmhouse needs updating, land of 8.5 acres and outbuildings, perfect for living the good life.**

**EXCLUSIVE**



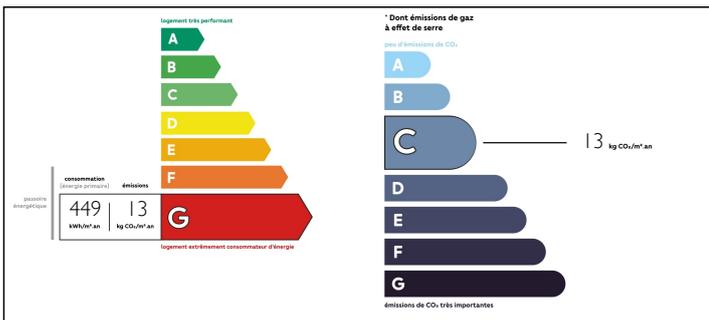
## INFORMATION

Town:	La Chapelle-Saint-Étienne
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	207 m2
Plot Size:	38390 m2

## IN BRIEF

Previously a working farm this property needs some TLC to bring it back to life, In a small hamlet but only 5kms from L'Absie with basic amenities, 90kms from La Rochelle and l'Île de Ré, and 85kms from Poitiers airport.

## 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 is habitable but is need of some renovation and updating, it comprises -

On the ground floor -

LIVING ROOM (35m<sup>2</sup>) with tiled floor, stairs to the next floor and chimney

KITCHEN (18m<sup>2</sup>)

INNER HALL (5m<sup>2</sup>) leading to the

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

2 BEDROOMS (10m<sup>2</sup>, 13m<sup>2</sup>) both having wooden floor and storage cupboards

OFFICE (15m<sup>2</sup>) with sink, corner fireplace and door leading to

CELLAR which has an earth floor

BOILER ROOM (18m<sup>2</sup>) having the wood fuelled boiler, sink and door leading to the garden at the back

HALLWAY (2m<sup>2</sup>) leading to

BATHROOM (4m<sup>2</sup>) with bath and washbasin

BEDROOM (12m<sup>2</sup>) with wooden floor

On the first floor -

LANDING (13m<sup>2</sup>)

3 BEDROOMS (12m<sup>2</sup>, 10m<sup>2</sup>, 11m<sup>2</sup>)

2 ATTIC ROOMS (13m<sup>2</sup>, 44m<sup>2</sup>)

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

OUTSIDE -

GARAGE (28m<sup>2</sup>) also accessible from the house

BARN

HANGAR

OLD MILKING PARLOUR - for 6 cows

At the front of the house is a driveway and GARDEN with mature trees and a well, the back garden also has a well.

The FIELDS (8.5 acres) are behind the house and there is a small parcel of land (1 acre) with TREES on which are a 2 minute walk away.

The ROOF of the house and garage was replaced in 2019, the SEPTIC TANK will need replacing.

## LOCAL TAXES

Taxe habitation: 1507 EUR

## NOTES