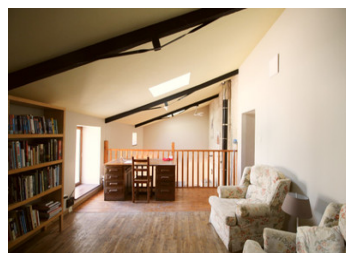


Spacious and characterful property with large garden.



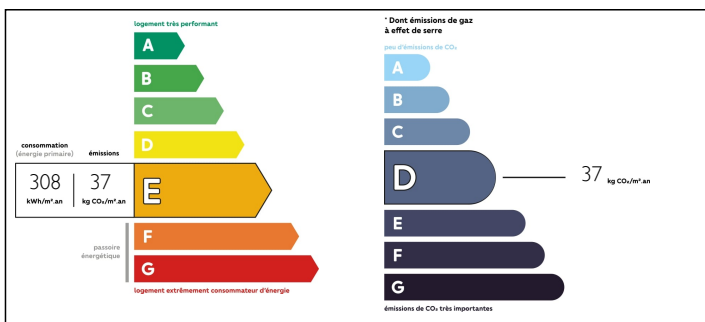
INFORMATION

Town:	Loubillé
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	240 m2
Plot Size:	5604 m2

IN BRIEF

This charming hamlet property boasts a stunning garden with panoramic views, perfect for outdoor entertainment. The property includes barns, private parking, two ponds, a charger for electric cars and a well, with business potential and suitability for horses. The property is in excellent condition, with new roof, double glazing, and two wood burner. The heating system is flexible, with oil, electric, and wood options. The property benefits from mains water and individual conforming "eco-flow" septic tank. Overall, this property is a rare opportunity to own a slice of rural paradise.

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: 940 EUR

NOTES

DESCRIPTION

Ground floor:

Living room: 32 m2

Kitchen: 23m2

Corridor: 7,5m2

Sportsroom: 15m2

Bedroom: 18m2

Bathroom with toilet: 7m2m2

Boiler room: 11,5m2

First floor:

Bedroom: 37,5m2

Bedroom: 35m2

Mezzanine that could be transformed into a 4th bedroom: 21,5m2

Shower room with toilet: 8,5m2

Outside

Barn with:

Workshop: 33m2

Storage: 8,5m2

Terrace on the first floor: 56m2

There is also a smaller barn with space for gardening tools and wine storage.

All rainwater from the roofs of the house and garden are captured in containers or fed into the pond to conserve for later use. The garden has mature trees a well and the view is lovely.

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