

**UNDER OFFER** - Three-bedroomed farmhouse in lovely rural location with no near neighbours. On 0.6 acre.

**EXCLUSIVE**

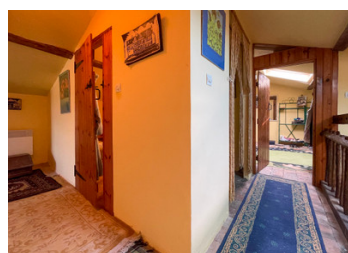


## INFORMATION

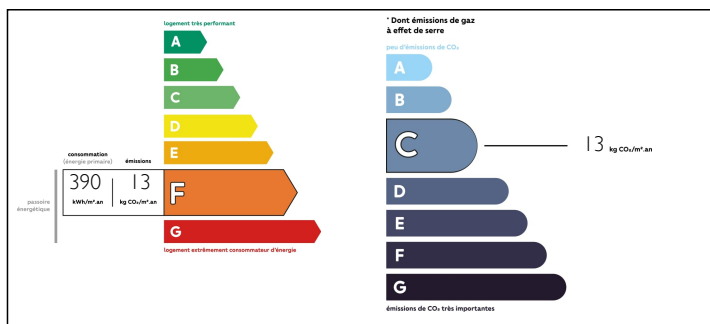
Town:	Val en Vignes
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	2433 m2

## IN BRIEF

Hidden from view by the trees on its own land, this delightful property offers a peaceful retreat, ideal for nature lovers, and lots of potential as either a permanent or a holiday home. While perfectly liveable and comfortable, some updating would improve its energy-efficiency and functionality as a year-round home. In addition to the accommodation within the house, there is a further large ground floor space that would make a fabulous living or Garden room. Additional features include a low stone barn, two horse boxes, and various outbuildings. Nearest airports: Poitiers 85km, Tours 123km, Nantes 120km.



## 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

In the friendly commune of Val-en-Vignes which is known and named for its wealth of vineyards, Cersay is the nearest village with a small general store, bakery, pharmacy and doctor (4km). A wider range of shops and services are available in Argentonnnay (13km) and Thouars (20km) with its fabulous Friday market. Just a short distance from the border with the Maine-et-Loire, the house is ideally placed for exploring the vineyards of the Anjou and the Layon appellations, and just 22km or less from ever-popular Montreuil-Bellay, Puy-Notre-Dame, and Doué La Fontaine. Saumur (37km) and the Loire Valley are also a short drive away.

Approached over a short track, the property comprises:-

Ground Floor:

Open-Plan Kitchen/Dining/Living room [32m<sup>2</sup>] with feature open fire and door into large, bright space with fabulous potential as a new Kitchen or Reception room [30m<sup>2</sup>]

Shower-room with WC

Bedroom 1 [12m<sup>2</sup>]

Upstairs:

Bedrooms 2 and 3, both with approx 17m<sup>2</sup> floor space, though some reduced head height under the eaves

Bathroom with WC

Landing with storage space

Outside:

Former Cowshed (low stone barn) approx 50m<sup>2</sup>

Stables for 2 horses

Other outbuildings possibly in poor condition (to be revealed under the lush greenery).

Heating: individual electric radiators

Hot water : Immersion heater

Windows : wooden, single-glazed

Well water only. Septic tank (non-conforming).

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 470 EUR

## NOTES