

Beautifully renovated stone farmhouse from 1747 in Bressuire



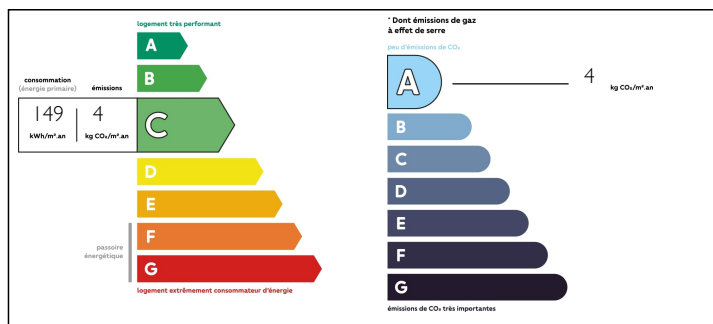
INFORMATION

Town:	Bressuire
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	2059 m2

IN BRIEF

Magnificent character property in excellent condition in a quiet location, just three minutes from Bressuire, with quick access to Mauléon, Cholet, and Nantes.

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

This superb farmhouse dating back to 1747, measuring 180m², has been entirely renovated with great taste and using quality elements. The property is situated in a beautiful environment and boasts numerous charming features, such as exposed stones and beams.

The house comprises a lovely entrance that leads to a comfortable living room, as well as a large and welcoming open space housing the kitchen and dining area. A splendid mezzanine overlooks this space, adding an elegant touch to the whole.

On the ground floor, you will also find a bedroom with an en-suite bathroom, providing a private and cozy space. Upstairs, two more bedrooms and a bathroom are available to accommodate family members or guests.

The property also includes an office with two workspaces, a spacious utility room for storage, a large workshop, and a garage, offering plenty of space for various activities and projects.

Outside, you can enjoy a north east-facing terrace, perfect for relaxing in the open air, as well as a second south west-facing terrace to soak in the evening sunsets.

The heating is provided by geothermal energy, an eco-friendly solution, and the property also benefits from a well, which can be highly advantageous for water supply.

The beautiful landscaped garden adds a touch of greenery and tranquility to the property, providing a delightful outdoor space.

Additionally, there is a 31m² stone outbuilding on the premises, which can be converted into an annex or a guesthouse, offering an extra possibility for flexible use of the property.

LOCAL TAXES

Taxe foncière: **649 EUR**

NOTES