

17th century property, 268 m², 8 rooms, outbuildings, gite 57m², well and grounds of over 1.5 ha.



INFORMATION

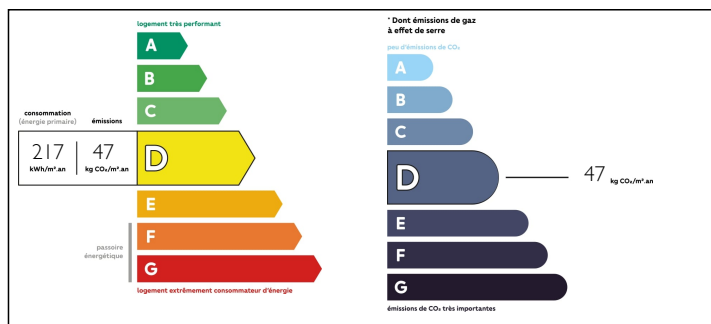
Town:	Nanteuil
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	268 m ²
Plot Size:	15570 m ²



IN BRIEF

I propose to you this magnificent 17th century property in the countryside. The property comprises a dwelling house, outbuildings (one of which has been converted into a guest house), garage, workshop, former pigsty, henhouse, sheepfold, stable and shed. The property is completed by a well, wooded garden, above-ground pool and adjoining meadow. This property is ideally located 5 min from Saint Maixent l'Ecole, a town on a human scale with shops, services and a train station. 10 min from the A10 freeway. 30 min from Niort, a town with all shops and services, including a TGV train station, and 40 min from Poitiers, a town with all shops and services, including an airport. 1h20 from La Rochelle.

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 property comprises:

1/ A renovated old house with 211 m² of living space, comprising:

First floor: an entrance hall leading to the staircase with a toilet located under the staircase (15 m²), the entrance hall gives access to the study with original parquet flooring and a wood-burning stove (30 m²) and the living room with original open fireplace (27 m²). The study leads to a luminous veranda opening onto the wooded grounds (33 m²), then to the garage with attic (21 m² floor area). From the living room, a spacious kitchen opens onto the dining room (36m²), the kitchen is fitted and equipped, and leads to the vaulted cellar (10m²), the boiler/laundry room is an extension of the dining room (17m²).

On the second floor, a landing leads to two bedrooms (27 and 30m²), one with a dressing room and water point, and a bathroom (6m²).

On the second floor, a landing leads to a bedroom (28 m²), a shower room (6 m²) and a convertible attic (28 m²).

An old bread oven converted into a gite (57 m²) comprises :

First floor: living room with kitchen/lounge area.
First floor: bedroom with shower room and WC.

It is rented on a year for €550 per month including charges.

Outbuildings include:

Workshop: 29 m².

Old pigsty/poultry house: 35 m².

Old sheepfold/stable: 21 m² with first floor

Old cowshed/stable: 170 sq.m.

Old coach house (85 m²) the coach house is in poor condition, the roof and some of the walls are open.

LOCAL TAXES

Taxe foncière: **1573 EUR**

NOTES