LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23285NHA79 Price: 180 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (166 667 EUR without fees)

Farmhouse with pool and outbuildings, peaceful location in the heart of the countryside







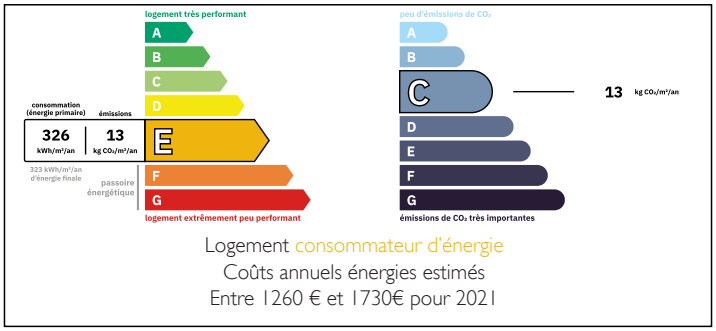








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1260 € et 1730€ pour 2021

INFORMATION

Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	2541 m2

IN BRIEF

A charming opportunity, this delightful home boasts 4 bedrooms and 2 bathrooms, offering a canvas brimming with potential, awaiting your creative touch. With the inviting allure of an in-ground pool, you'll find respite from the summer days just steps away. As if that wasn't enough, the property comes with two spacious barns, offering great possibilities for your hobbies or projects.

Nestled amidst picturesque fields, this haven of peacefulness ensures privacy with only a single neighbouring presence. Imagine waking up to sweeping views of serene landscapes, and retiring each day to the soothing embrace of solitude.

The location, merely an 11-minute bike ride from Vernoux-en-Gâtine, promises a blend of rural seclusion and convenient access. In this charming village, a boulangerie awaits, ready to enchant your senses with freshly baked treats, while a popular restaurant beckons, offering culinary delights.

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.

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LOCAL TAXES

Taxe foncière:	**739 EUR**

NOTES

DESCRIPTION

Step through the main door, you find yourself in a welcoming hallway (6m²). To the right, a spacious living room (32m²) offers plenty of room for a kitchen, dining area, and lounge space. This room features a woodburner and provides access to the back garden. On the left side of the hallway, there's a bedroom (23m²) that also has a woodburner. This room could be repurposed as a roomy lounge if a ground floor bedroom isn't necessary. Also on this level, you'll find a shower room (8m²) equipped with a large Italian shower, washbasin, and wc.

Moving upstairs, the landing leads to three bedrooms (15m², 15m², 18m²), storage space and a bathroom (4m²) with a bath, washbasin, and wc.

Outside, you'll discover the inviting heated swimming pool in an 8-shaped design (liner replaced in May 2023). Adjacent to the back door, there's a covered terrace area, and the garden features mainly a lawn along with mature fruit trees. The property also boasts two barns (73m², 80m²) and a pigsty that requires renovation work.

Please note that all measurements provided are approximate.

Secondigny 9kms, Parthenay 22kms, Poitiers 73kms, La Rochelle 88kms.

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