LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26198FNM79 Price: 135 000 EUR

agency fees to be paid by the seller

Four-bedroomed former farmhouse with paddock, several barns and lots of potential, in need of TLC.















INFORMATION

Town:	Saint Maurice Étusson
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	185 m2
Plot Size:	16640 m2

IN BRIEF

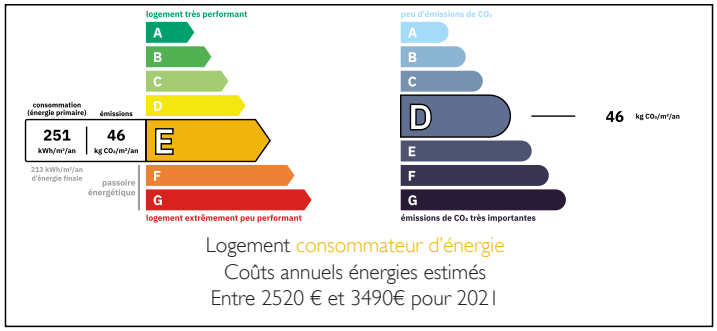
House on the border between the north of the Deux Sèvres and the Maine et Loire, isolated but a few minutes' drive from Argentonnay where you will find a bar, bakery, schools, colleges, chemist, doctor and a small supermarket.

Nestled in a leafy cul-de-sac, this house offers an exceptional living environment. It is located in the north of the Deux Sèvres region, just a few kilometers from Anjou, Saumur and their vineyards. Less than an hour from Puis du Fou, a stone's throw from Futuroscope and the Loire Valley with its magnificent châteaux.

Septic tank not compliant.

Electricity in need of work.

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2520 € et 3490€ pour 2021

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:	**990 EUR**

NOTES

DESCRIPTION

This impressive stone former farmhouse is attached to the only near neighbour by its rear wall, but each faces in a different direction, so the property is not overlooked and therefore is very private.
The house comprises:
Ground floor:
Fireplace with insert in a 35m2 living room.
Two bedrooms of 15m2 distributed by a corridor of 6m2.
Toilet of 2.4m2.
A 23.5m2 kitchen.
First floor:
An attic of 43m2.
A large landing of 40m2.
A bedroom of 28m2, and another of 14m2.
Outside:
There are numerous outbuildings including large stone barns.
Very large wooded grounds with an out-of-use in-ground swimming pool that could be brought back to life, subject to permission.
Mains and well water.

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