LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28135MGA79 Price: 240 000 EUR

agency fees to be paid by the seller

Stone house and 3 épis rated 4.8* cottage and outbuildings set in wooded grounds with pond and river.















INFORMATION

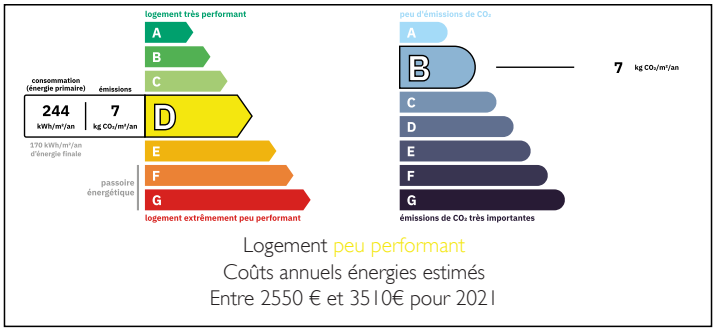
Town:	Gourgé
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	240 m2
Plot Size:	10447 m2

IN BRIEF

The property is located in Gourgé, a rural commune offering a number of shops and services, including a grocery store, restaurants, hairdresser, library, veterinary post office and elementary school.
The nearest town with all shops and services is Parthenay, 15 minutes away. Less than an hour from Poitiers (TGV station, airport).

From the garden, we can see a pretty Roman bridge. Several foot and cycle paths are accessible from the property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2550 € et 3510€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1386 EUR**

NOTES

DESCRIPTION

A property comprising :

1/ A house used as a dwelling of approx. 150 m² comprising :
first floor: entrance hall, fitted and equipped kitchen, dining room with sitting area and wood-burning stove, three bedrooms, utility room, shower room, storeroom and cellar.
upstairs bedroom.
terrace, courtyard and patio with small roof.
2/ A 90 m² house used as a rural gîte, comprising :
first floor: fitted and equipped kitchen, living/dining room with open fireplace, shower room, WC and laundry room.
First floor: two bedrooms and a convertible attic.
Complementing the property are several outbuildings, including a large garage, a workshop, a summer kitchen, wood storage and outdoor furniture. Large landscaped grounds with petanque area, swing, pond and direct access to the river "Le Thouet".
two individual sanitation systems rated non-compliant according to the documents studied
gîte rural 3 épis, rated 4.9*, annual turnover between €10-12,000.
two independent accesses
well
pond
river access

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

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