LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A28769SSA79 Price: 77 000 EUR

agency fees to be paid by the seller

Charming farmhouse to renovate, with garden, outbuildings and countryside setting







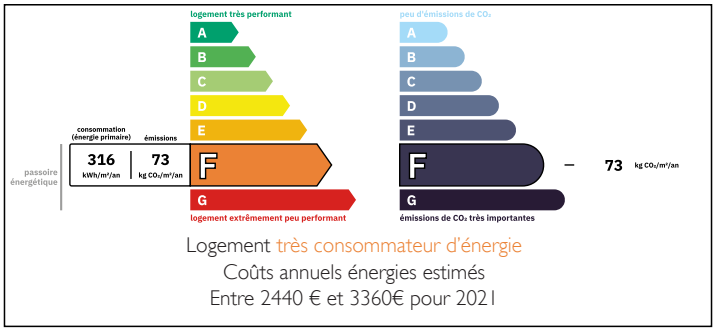








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INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	1
Bath:	1
Floor:	113 m2
Plot Size:	6904 m2

IN BRIEF

Charming traditional farmhouse for renovation, set in a peaceful rural hamlet with garden and outbuildings. Owned by the same family for over 70 years, the property offers an excellent opportunity to create a character home or holiday retreat in the French countryside.

The house features a spacious kitchen with the potential to create a large kitchen-dining area overlooking the garden, a comfortable living room with wooden flooring, and a generous ground-floor bedroom with traditional stone flooring and an adjoining shower room. Additional spaces include a utility room and a large attic which could offer further possibilities, subject to the necessary permissions.

Several attached outbuildings extend from the main house, along with a separate building that houses a traditional bread oven.

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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NOTES

DESCRIPTION

Discover the potential of this charming farmhouse, proudly owned by the same family for more than 70 years. Located in a picturesque rural hamlet, the property offers an opportunity to create a beautiful countryside home once renovated.

The property is accessed through an iron gate, with the house positioned to the right and a garden situated at the front. The building follows the traditional longère-style layout, with several attached outbuildings extending from the main structure.

Ground Floor

The main entrance opens into a small entrance hall. From here you will find:

- a utility room (5.38 m²)
- stairs leading to a large attic space, currently unrestored
- To the right of the hallway is the kitchen (37.60 m²), which offers excellent potential to create a spacious kitchen and dining area with views over the garden.
- From the kitchen you access the living room (30.61 m²), featuring attractive wooden parquet flooring.
- To the left of the interior hallway is a large bedroom (34.86 m²) with beautiful traditional stone flooring.
- This bedroom leads to a bathroom (9.57 m²).

Outbuildings

- At one end of the house there is an open barn (44.99 m²) currently housing the central heating system.
- At the opposite end of the property are additional attached outbuildings offering useful storage or workspace. With a total surface of approximately 200 m².
- Opposite the house is a separate outbuilding containing a traditional bread oven, adding further character to the property.

Garden and Surroundings

The garden sits to the front of the property and