LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32398MGA79 Price: 349 000 EUR

agency fees to be paid by the seller

Property 265 m , 5 bedrooms, enclosed grounds of over 3ha, outbuildings, DPE C, well and small pond.















INFORMATION

Town:	Pamplie
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	265 m2
Plot Size:	30351 m2

IN BRIEF

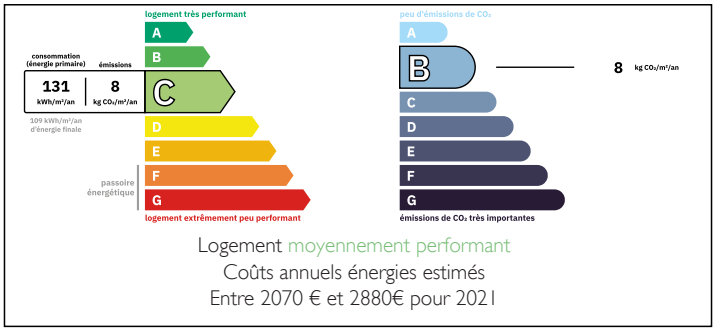
I offer you this charming, secluded property, set in over 3 hectares of land with uninterrupted views over the countryside.

This property would be suitable for numerous projects: family home with horses, creation of gîtes or events, dog breeding, market gardening....

The house is spacious and luminous, with living space on the first floor and an attic that can be converted to provide a floor area of 175 m², offering potential for extension.

The quality renovation includes an entrance hall, a kitchen that opens onto the living room, a scullery, five bedrooms including a suite, another shower room with separate WC and access to a bedroom, a billiard room that could be converted into a bedroom, a separate WC, a laundry room, a boiler room and a service entrance.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2070 € et 2880€ 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:	**652 EUR**

NOTES

DESCRIPTION

Approximate surface area in m² :

fitted kitchen: 16.5
back kitchen:10
living room with wood-burning stove: 54
bedroom 1 (suite): 27
bedroom 2: 11
bedroom 3: 13.5
bedroom 4: 17.5
bedroom 5: 15
billiard room: 37

garage / workshop: 55
small roofs: 17/17/20
tin shed: 130
shed: 108
stabling: 205
former sheepfold: 53
old henhouse : 30

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

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