

## Medieval fortified farmhouse dating back to the 13th Century



## INFORMATION

Town:	La Forêt-sur-Sèvre
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	283 m <sup>2</sup>
Plot Size:	31600 m <sup>2</sup>

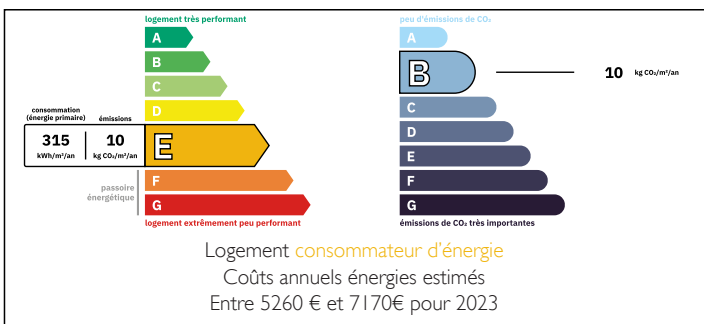


## IN BRIEF

Set in a quiet rural hamlet near the border of Deux-Sèvres and Vendée, this versatile property offers a wealth of possibilities.

The main house has been sympathetically renovated to retain its historical character. Located just 4 km from the small town of La Forêt-sur-Sèvre and around the same distance from Saint-Pierre-du-Chemin, the property is also just 11 km from the larger town of La Châtaigneraie.

## ENERGY - DPE



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.



## DESCRIPTION

Situated on 3 hectares of land, a driveway leads to a collection of stone buildings arranged around a central courtyard. On the left, an open garage is followed by an arched entrance that opens into the courtyard. To the right of the arch is a large barn with an adjoining préau (covered area) used for storing logs for the wood burners.

Inside the courtyard, a stone workshop/store is on the left, and directly opposite is an open-fronted barn that has been converted into an inviting outdoor entertaining area with a bar and seating. The main house sits at the heart of the property, connecting all of these features.

The gardens include various seating areas, barbecue spaces, and fire pits, as well as a gravel terrace and a plunge pool.

Elsewhere on the grounds, there are two large hangars currently used for storage and workshops. These are discreetly tucked away, not visible from the main house or the road. Additionally, there are four usable kennel or poultry houses, plus another block requiring renovation. The property also includes a large polytunnel and a 1,500 m<sup>2</sup> pond. The land comprises gardens, arable fields, and woodland.

The property has previously operated as a B&B and has hosted short-term holiday stays. Several electrical hook-up points are available on-site for motorhomes, making it ideal for someone with business ambitions.

### Main House Layout

#### Ground Floor:

Stone curved entrance into a spacious reception/event room (53 m<sup>2</sup>) featuring exposed granite walls, timber beams, and a large open fireplace. Underfloor heating...

## LOCAL TAXES

**Taxe foncière: 1208 EUR**

## NOTES