

Lovely 4-bed character farmhouse with stunning gîte, swimming pool and wonderful countryside views

EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Chef-Boutonne |
| Department: | Deux-Sèvres   |
| Bed:        | 6             |
| Bath:       | 3             |
| Floor:      | 262 m2        |
| Plot Size:  | 4525 m2       |

## IN BRIEF

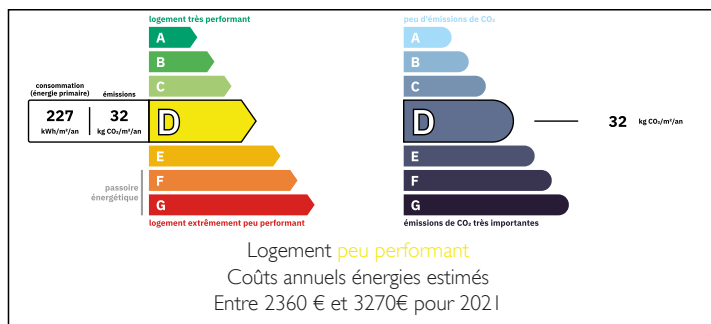
If you're looking for a quintessentially charming French character property with income potential, a pool and lovely open views across the countryside, this stunning home could be perfect for you.

Key features :

- A lovely farmhouse, packed with character features, including a beautiful lounge / dining room of over 50m<sup>2</sup>, a pretty kitchen, 4 lovely bedrooms (2 of which are on the ground floor) and 2 bathrooms, one on each floor.
- A beautifully renovated gîte / guest house with a stunning, open-plan kitchen/lounge/diner, 2 bedrooms and a shower room.
- A large 10x5m swimming pool with large terrace and open views

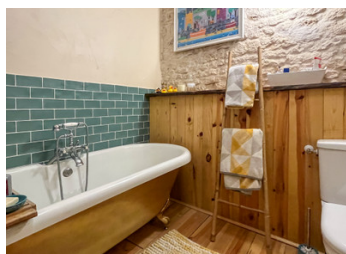


## ENERGY - DPE



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

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- A large 10x5m swimming pool with large terrace and open views
- A lovely covered terrace with views over the open countryside - the perfect spot for al-fresco dining
- A series of outbuildings including a good-sized workshop with attic, a garage and an open barn too.

Dimensions :

Main House - Ground floor:

Hallway : 11m<sup>2</sup>  
 Dining Room : 28.5m<sup>2</sup> opening onto :  
 Lounge : 25m<sup>2</sup> with woodburner  
 Kitchen : 16m<sup>2</sup>  
 Bedroom 1 : 19m<sup>2</sup>  
 Bedroom 2 : 18m<sup>2</sup>  
 Shower Room : 5m<sup>2</sup>  
 Laundry Room 7m<sup>2</sup>  
 Boiler Room 12m<sup>2</sup>

Main House - First floor:

Bedroom 3 : 20m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1004 EUR

## NOTES