

A large, restored, secluded country house with huge potential for conversion into a guesthouse



INFORMATION

Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	11 484 m2



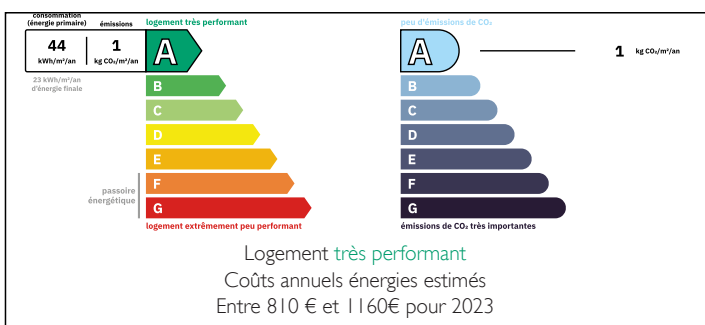
IN BRIEF

Just 1 hour 20 minutes from Nantes or Poitiers airports and 2 hours from the Atlantic coast

This large, spacious and bright family home offers 190 m² of living space, ideal for a large family. The heart of the house is a vast 76 m² living area combining an open-plan kitchen with a lounge and dining room, perfect for entertaining or spending time with the family.

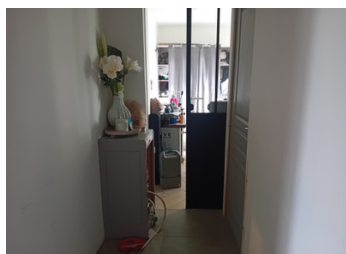
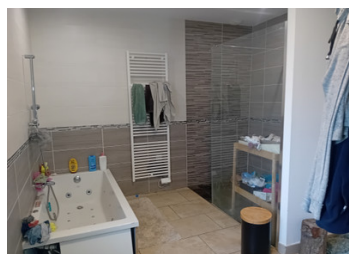
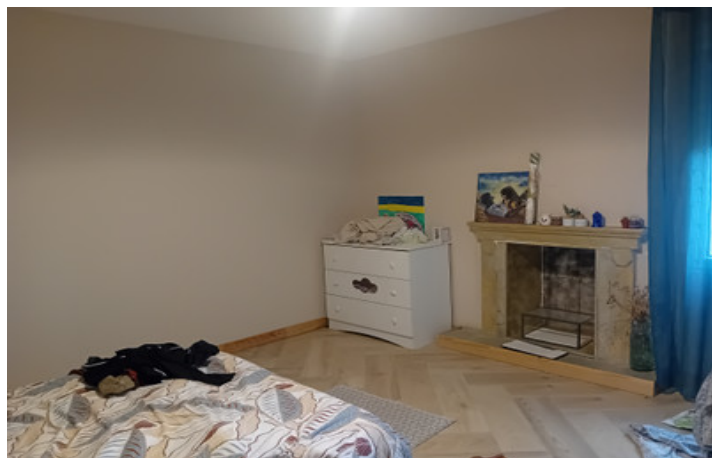
The sleeping area comprises 5 bedrooms, offering flexibility and comfort for all occupants, along with 2 bathrooms and a WC to make daily life easier. Set on approximately 11,500 m² of land with large outbuildings, including a garage.

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

An entrance hall leading to the 76 m² living/dining room and kitchen

On the ground floor,

A 13.8 m² bedroom

An 18 m² bedroom with a fireplace.

A 13.5 m² bedroom

A 2.5 m² toilet.

A 14.5 m² bathroom with a separate shower and double washbasins.

A boiler room of 9.5 m².

Upstairs

A landing and hallway.

Two bedrooms, each 18 m².

A shower room with washbasin, 6.5 m²

Outside

Outbuildings, terrace with fireplace, grounds, two wells, two ponds.

All measurements are approximate

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

LOCAL TAXES

Taxe foncière: 1240 EUR

NOTES