

Elegant and beautifully presented detached property set in an acre of its own land with pool and outbuildings

## EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | La Ferrière-en-Parthenay |
| Department: | Deux-Sèvres              |
| Bed:        | 3                        |
| Bath:       | 4                        |
| Floor:      | 192 m2                   |
| Plot Size:  | 3750 m2                  |

## IN BRIEF

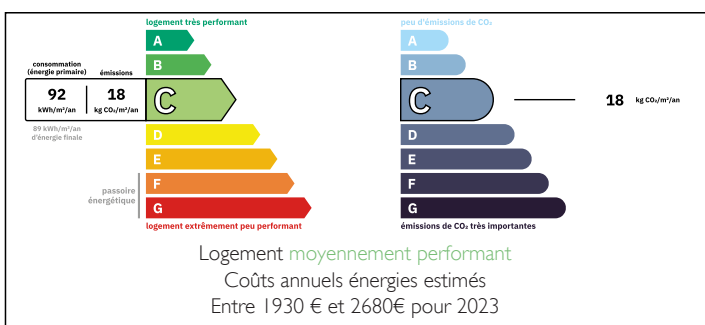
Located in a hamlet just outside the market town of La Ferrière, this property combines the comforts of a modern home with the charm of a traditional country house. Inside, the rooms are light, well-proportioned and finished to the highest standard, whilst the outside space is thoughtfully laid out for leisure and practical pursuits.

To the rear, the pool is enclosed by a decked terrace overlooking a large garden that slopes gently away from the house. To the side is a spacious gravelled area for parking as well as a garage, a barn and other outbuildings for storage - all well-maintained by the current owners.

Day-to-day amenities including 2 bakeries, bar restaurants and a supermarket are within easy reach at La Ferrière and neighbouring Chalandray. For a broader range of shops and services, Parthenay is less than 15 minutes away...



## 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

### GROUND FLOOR:

Entrance hall 8m<sup>2</sup>

Kitchen 26m<sup>2</sup>

Sitting room 27m<sup>2</sup>

Living room 49m<sup>2</sup>

### FIRST FLOOR:

Mezzanine 10m<sup>2</sup>

Bedroom with en suite bathroom 26m<sup>2</sup>

Bedroom with en suite shower room 18m<sup>2</sup>

Bedroom with en suite shower room 19m<sup>2</sup>

Office 8m<sup>2</sup>

Two dressing rooms

### OUTSIDE:

Enclosed garden front and rear

Secure parking

Terrace

Pool

Garage

Barn

Outbuildings

The property benefits from underfloor heating and double-glazing throughout as well as a dedicated electric car charging port.

In addition to the front and rear garden, the property also includes an additional plot of 740m<sup>2</sup> immediately opposite the entrance.

The septic tank conforms to current standards.

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

## LOCAL TAXES

**Taxe foncière: 2006 EUR**

## NOTES