LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45838CB79 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Renovation project with private lake across the lane, outbuildings and land near Ménigoute















INFORMATION

Town:	Les Châteliers
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	80 m2
Plot Size:	9556 m2

IN BRIEF

Situated in a peaceful hamlet close to the popular village of Ménigoute, this rare renovation opportunity offers huge potential. The stone house currently comprises two ground-floor rooms with an attic above, providing scope to create a charming countryside home (subject to any necessary permissions). Set within approximately 1,616m² of land, the property also benefits from several small outbuildings. Directly across the quiet lane lies a separate parcel featuring a beautiful private lake of around 2,600m², surrounded by mature trees and complemented by additional outbuildings, creating a peaceful haven for nature lovers. Approximately 20 minutes from Parthenay and with excellent transport links via Poitiers and its TGV station to Paris, this property offers a unique opportunity to create your dream retreat in rural France.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45838CB79 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)







NOTES

DESCRIPTION

Nestled in a peaceful hamlet just a short drive from the sought-after village of Ménigoute, this character property presents an exciting opportunity for buyers seeking a complete renovation project in a beautiful rural setting.

The stone house requires total renovation and currently consists of two ground-floor rooms with an attic above, offering excellent potential to redesign and create a bespoke home full of charm and character, subject to any necessary permissions.

The main plot extends to approximately 1,616m² and includes several useful small outbuildings, providing practical storage or workshop space and further possibilities for future use.

A real highlight of this property is the separate parcel located directly across the quiet lane, where you will find a picturesque private lake of approximately 2,600m² set amongst mature trees and natural surroundings. Additional small outbuildings add further interest to this tranquil space, making it ideal for relaxing, enjoying wildlife or simply escaping into nature.

Despite its peaceful location, the property is conveniently positioned close to Ménigoute for everyday amenities and only around 20 minutes from the historic market town of Parthenay. Poitiers, with its TGV station offering direct links to Paris as well as an international airport, is also within easy reach.

Whether you are searching for a countryside renovation project, a weekend retreat or a unique lifestyle opportunity, this charming property with its own private lake offers exceptional potential in an attractive and accessible location.

Information about risks to which this property is exposed is available on the Géorisques website :...