LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45841CB79 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Private lake of approximately 2,600m with mature grounds and outbuildings near Ménigoute















INFORMATION

Town:	Les Châteliers
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	7780 m2

IN BRIEF

Situated in a peaceful hamlet close to Ménigoute, this attractive parcel features a private lake of approximately 2,600m² set within mature natural surroundings. The property also includes several small outbuildings and offers a tranquil retreat for nature lovers, anglers or anyone seeking a quiet escape in the French countryside. Conveniently located around 20 minutes from Parthenay and within easy reach of Poitiers with its TGV station and airport, this unique opportunity is available to purchase separately from the neighbouring house.

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.

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NOTES

DESCRIPTION

Set in a peaceful rural hamlet close to Ménigoute, this delightful parcel offers a beautiful private lake of approximately 2,600m² surrounded by mature trees and natural landscaping.

The grounds provide a wonderful setting to relax and enjoy the countryside, with abundant wildlife and a calm atmosphere throughout the seasons. Several small outbuildings are also included, offering useful storage or practical space.

The property is easily accessible and enjoys an excellent location, being approximately 20 minutes from Parthenay while Poitiers, with its TGV connections to Paris and international airport, is within convenient driving distance.

Whether you are looking for a recreational retreat, a place to enjoy nature or an investment with future potential, this attractive lake and its surrounding grounds offer a rare opportunity in a desirable part of Deux-Sèvres.

The lake is offered for sale independently from the neighbouring renovation property, allowing purchasers the flexibility to acquire it as a standalone asset.

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