LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45842CB79 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Stone renovation project with outbuildings and 1,776 m of land in a peaceful hamlet near Ménigoute















INFORMATION

Town:	Les Châteliers
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	80 m2
Plot Size:	1776 m2

IN BRIEF

Situated in a quiet hamlet close to Ménigoute, this stone property offers an exciting opportunity for complete renovation. The house currently comprises two ground-floor rooms with an attic above, providing the perfect blank canvas for a countryside home (subject to any necessary permissions). Set within approximately 1,776m² of land, the property also benefits from several useful outbuildings offering storage or workshop potential. Around 20 minutes from Parthenay and within easy reach of Poitiers with its TGV station and airport, this charming project is ideal for buyers looking to create a bespoke home 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.

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NOTES

DESCRIPTION

Located in a peaceful hamlet just a few minutes from the popular village of Ménigoute, this character stone property presents an excellent opportunity for those seeking a renovation project.

The house requires complete modernisation and currently consists of two rooms on the ground floor with an attic above, offering scope to create comfortable living accommodation while retaining its original charm, subject to any necessary permissions.

Outside, the property sits on approximately 1,616m² of land and includes several small outbuildings that could be used for storage, workshops or other practical purposes.

The tranquil setting provides the perfect escape while remaining conveniently located for everyday amenities. Ménigoute is nearby, the market town of Parthenay is approximately 20 minutes away, and Poitiers offers TGV rail services to Paris together with an international airport.

Whether you are searching for a renovation project, holiday home or permanent residence, this property offers an excellent opportunity to create something truly special in the French countryside.

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