

15th Century logis lovingly restored to create an exceptional home with outbuildings and an independent gîte



INFORMATION

Town:	Saint-Loup-Lamairé
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	344 m2
Plot Size:	1116 m2

IN BRIEF

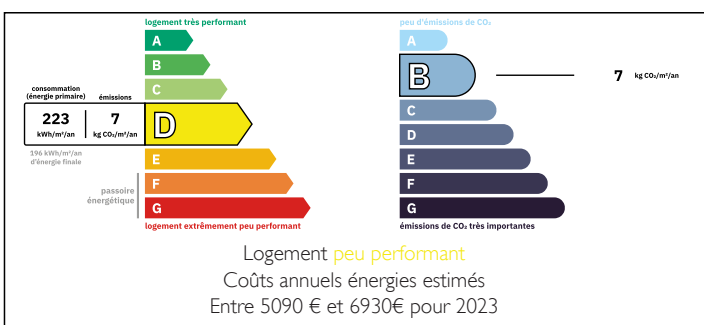
Originally occupied by a 15th century french nobleman, this is a very special property. Restored by the current owners using traditional materials, it retains its essential character as a property dating from the late middle ages whilst also serving as a very practical and comfortable home.

Inside, the rooms are spacious and airy with a real sense of grandeur with some very high ceilings and exposed beams. Outside, the fully-enclosed garden is a good size but manageable with a variety of outbuildings including a garage, workshop and bakehouse - all carefully maintained by the current owners.

Day-to-day amenities (bakeries, supermarkets & restaurants) are within easy reach at nearby Gourgé and Saint-Loup-Sur-Thouet, both popular with visitors. For a broader range of shops and services, Parthenay is 20 minutes away and the trip to Poitiers



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 (with mezzanine) 38m²
 Kitchen 28m²
 Dining room 35m²
 Library 10m²
 Shower room 11m²
 Bedroom 10m²
 Bedroom 16m²
 Office 16m²
 Music room 15m²
 Workshop 45m²

FIRST FLOOR:

Living room 49m²

SECOND FLOOR:

Landing 6m²
 Bedroom with ensuite bath room 43m²

GITE:

Ground floor (Kitchen/living room) 29m²
 First floor (Bedroom with en suite shower room) 29m²

OUTSIDE:

Enclosed garden
 Garage
 Second workshop
 Bakehouse with working oven
 Woodshed

The septic tank conforms to current standards.

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

NOTES