LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46156DTH79 Price: 160 000 EUR

agency fees to be paid by the seller

Charming four bedroom canal-side property in quiet hamlet with several outbuildings and three acres of land















INFORMATION

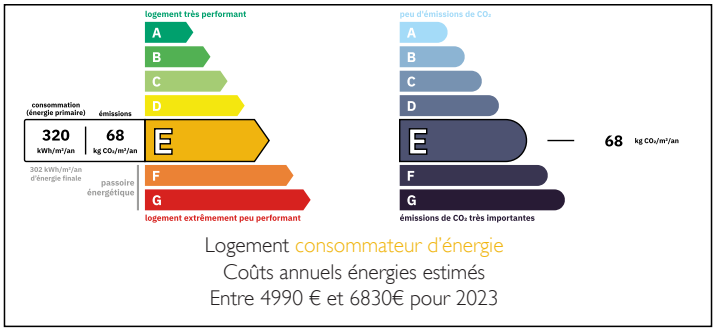
Town:	Moncoutant-sur-Sèvre
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	156 m2
Plot Size:	10245 m2

IN BRIEF

Located at the end of a quiet lane that runs alongside a canal, this is a substantial property with loads of potential. Inside, the rooms are spacious with high ceilings and plenty of natural light whilst outside there is loads of space and some very practical outbuildings; to the front a large double barn on the other side of the canal and to the rear, a workshop and a row of stone sheds enclosing a cobbled courtyard. Beyond those, a large meadow slopes gently away from the house and down to the banks of the Sèvre Nantaise.

Day-to-day amenities (bars, restaurants, bakeries and a supermarket) are only 5 minutes away by car in Moncoutant. A little further afield, but still only a 20 minute drive, the historic town of Bressuire is a significant regional centre boasting a...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4990 € et 6830€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**998 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
Kitchen 43m²
Bedroom 17m²
Living room 22m²
Bathroom 5m²
Pantry
Boiler room
WC

FIRST FLOOR:
Bedroom 33m²
Bedroom 28m²
Bedroom 16m²
Room to renovate 22m²

SECOND FLOOR
Double attic

OUTSIDE
Garden
Double barn
Courtyard
Workshop
Outbuildings
Vegetable plot
Meadow
Lavoir

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

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