LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46924CHR79 Price: 199 990 EUR

agency fees included: 6 % TTC to be paid by the buyer (189 500 EUR without fees)

Charming Longère with 2nd House to Renovate, Outbuildings and Land















INFORMATION

Town:	Messé
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	206 m2
Plot Size:	4815 m2

IN BRIEF

Character 5-Bed Longère – Between Lezay & Couhé

Key Features:
Spacious Living: 177m² home with a 30m² fitted kitchen (flagstones) and a 37m² lounge with a pellet stove.

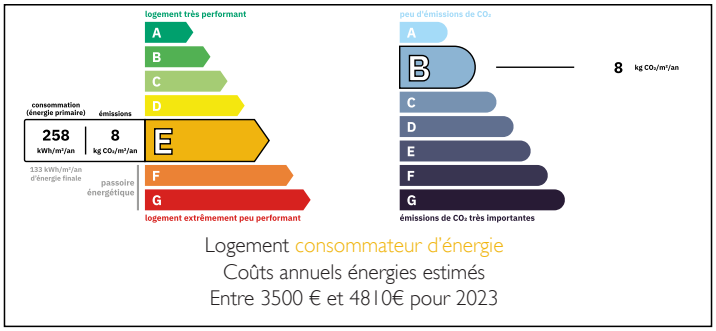
Layout: 5 bedrooms, including a ground floor master suite with modern en-suite + 4 upstairs bedrooms.

Gîte/Project Potential: Attached stone cottage to renovate + large barn and outbuildings.

Grounds: 4,815m² fully enclosed private plot with a mature orchard and no neighbors overlooking.

Recent Upgrades: Brand new roof (2022) and a modern compliant septic tank system.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3500 € et 4810€ 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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NOTES

DESCRIPTION

Nestled in a peaceful hamlet between Lezay and Couhé, this beautiful detached longère with authentic character and modern comfort. With 177 m² of living space, it's ideal for a large family or a hospitality project such as a guest house or gîte. Set in a tranquil, green environment with no overlooking neighbors, this rare gem offers privacy, space, and potential, comprising :

Ground Floor: Spacious 30 m² fitted kitchen with traditional flagstone flooring and a wood-burning insert. A 37 m² living room featuring original stone tiles, a fireplace, and a pellet stove. Master bedroom of 17.5 m² with a modern en-suite shower room and separate WC.

First Floor: Large landing leading to four bedrooms (9.7 m², 16.35 m², 16.7 m², and 21.18 m²). Shower room with WC and bathroom with WC.

Additional Features: Attached to the main house is an old stone house to renovate, comprising three rooms – ideal for creating an independent guest house, gîte, or studio.

Numerous outbuildings, including a large barn, offering storage space, workshop potential, or accommodation for animals.

A fully enclosed plot of 4,815 m², including a mature orchard, perfect for outdoor living and gardening.

Recent upgrades : New roof (2022) and a modern individual drainage system.

This is a rare opportunity to acquire a charming and character-filled property in an idyllic rural setting.

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