

Stone barn and large farm buildings with 1.4 acres land in a quiet rural spot. Barn identified for conversion.

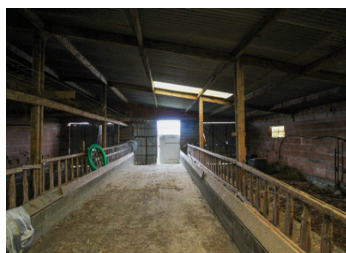


INFORMATION

Town:	Genneton
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	5782 m2

IN BRIEF

Lovely stone barn in a stunning spot. The land is classed as Agricultural, so it is not constructible, but the barn has been identified by the council as a building that could have its usage changed - ie converted into a house. The plot also includes other buildings, including another stone barn, a large brick and metal-roofed stable, and a large metal hay barn. The property has its own well, from which the neighbouring house draws its water via an easement. There is also a right of way for the same neighbour. (Ref AI0513)

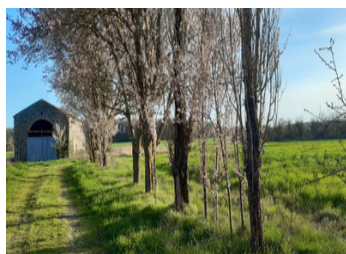


ENERGY - DPE



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.



NOTES

DESCRIPTION

On the border of the northern Deux Sevres and the Maine-et-Loire departments, in a rural hamlet, less than 10 minutes' drive to a choice of villages with bars, bakeries, schools etc (Argentonay 7km, Genneton 4km, St Maurice Etusson 6km).

Nearest towns: Vihiers 17km, Thouars 22km, Cholet 44km.

Loire favourites Saumur 50km and Angers 65km.

Nearest airports: Nantes 115km, Poitiers 100km, Tours 132km, La Rochelle 140km.

1.4acre plot of land (5782m²) in a very quiet spot, open countryside views.

- * Stone barn 60m² with small stable at the back
- * Large brick cattle stable with metal roof [500m²] - the earth floor of the 2 side aisles are in poor condition, central concrete floor is fine.
- * Second stone barn [80m²] with well and pump with tank
- * Large metal 'hangar' style hay barn [290m²]

A local farmer currently uses the field part of the land and stores his hay in the large barn - this arrangement can be continued or not.

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