

Spacious three-bedroom house located in a tranquil rural location with loads of outside space.



INFORMATION

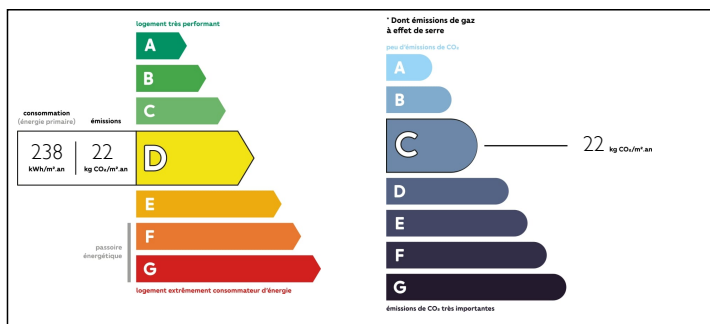
Town:	Neuvy-Bouin
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	122.5 m2
Plot Size:	21371 m2

IN BRIEF

Situated on a generous plot of more than 2 hectares, this would be the perfect property for anyone seeking open space and tranquillity with ample room for horses, other animals and/or a smallholding. The village of Clessé is less than 3 Km away for day to day amenities - bakery, bar/tabac, post office, two garages and a doctor's surgery, as well as a small craft brewery and an animal feed supplier - very handy for livestock. Inside the house is double-glazed throughout, ensuring a comfortable year round living environment. On the ground floor, there's a spacious kitchen and a light and airy living room (both with wood burners) as well as two good-sized bedrooms and a large bathroom. Upstairs, the master bedroom offers plenty of space and privacy. Outside, the property includes an adjoining barn complete with a loft space above. There's also a loft above the main house...



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:

Kitchen 24m²

Bathroom 15m²

Living room 35m²

Bedroom 11m²

Bedroom/office 11m²

FIRST FLOOR:

Master bedroom 28m²

Loft space for storage

OUTSIDE:

Enclosed garden at rear.

Small terrace at the front

Large barn attached to house

Wood store

Boiler room

Two large fields with a variety of outbuildings

Two functioning wells

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

LOCAL TAXES

Taxe foncière: **487 EUR**

NOTES