

Two-bedroomed longère farmhouse to renovate, with barns, outbuildings, no near neighbours. Rural not isolated.

EXCLUSIVE



## INFORMATION

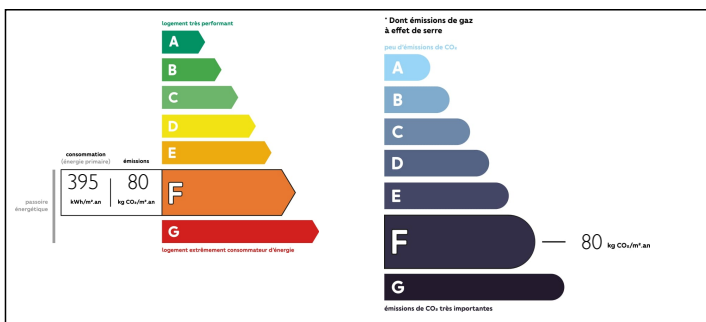
Town:	Loretz-d'Argenton
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	3000 m2

## IN BRIEF

Traditional farmhouse that was updated in the 1980s, ready for bringing up-to-date. All the accommodation is currently on the ground floor, with potential to convert the attic. Plenty of Stone outbuildings, plus a modern double garage with doors suitable for medium motorhome. Courtyard in front of the house, orchard, two wells and a small pond. Set in grounds of min .7acres (3000m2) . Heating: oil and wood (insert in living room) Doors and windows : single glazed, wood, some windows with secondary glazing Level of insulation: low/unknown Waste : septic tank, non-conforming Water supply only by well, not connected to mains. Work needed: new septic tank, doors and windows, insulation, bathroom, kitchen



## 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.



## LOCAL TAXES

**Taxe foncière: 668 EUR**

## NOTES

## DESCRIPTION

Situated in a calm, rural hamlet, a short distance from shops and services :

Bouillé Loretz 4km- bar and small supermarket

Cersay 5km – bakery, doctor, pharmacy, shop

Argenton L'Eglise 7km - bakery, bar/restaurant, bank etc.

Larger towns of Argentonnay, Doué-La-Fontaine, Montreuil-Bellay, Thouars 17km with range of shops, services and small-to-mighty-markets. Saumur and the Loire 32km.

Nearest airports/ TGV: Nantes 120km, Poitiers 90km.

The property comprises :

Kitchen [24m2]

Living room [37m2] with wood burner, opening onto

Veranda of 14m2

Bedroom 1 [12m2] with cupboard

Bedroom 2 [11m2]

Bathroom

WC

Boiler room (Veissmann oil-fired boiler 2001)

Attic above the whole, in four parts, offering the possibility of converting approx 90m2 upstairs.

Storeroom [17m2]

Double garage [33m2]

- Outbuildings including small garage, former stables [80m2], large open shed.

Garden, courtyard and pond. Two wells.

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