

Former farmhouse with many outbuildings and a great history.



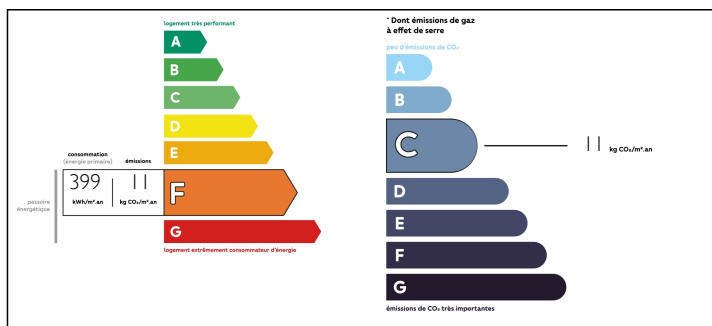
INFORMATION

Town:	Scillé
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	7266 m2

IN BRIEF

Presently comprising three bedrooms, this property brims with untapped potential for future expansion. With its spacious attic, numerous outbuildings, and a small house ripe for development, the possibilities are vast, pending the necessary planning approvals.

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

The HOUSE comprises -

kitchen/dining room - 23m²

living room - 24m²

3 bedrooms - 10m², 9m², 10m²

shower room - 6m²

separate WC - 1m²

utility room - 7m²

basement - (47m²) wood fuelled boiler, hot water tank, water and separate WC

bar area (48m²)

adjoined house - (36m²) large room with grand fire place

access to attics above - totalling 150m²

OUTBUILDINGS

garage - 34m²

hangar - 47m²

pigsty - 47m²

stables - 114m²

hen house - 13m²

small outbuilding - 30m²

building (38m²) with the old bread oven with separate oven for drying vegetables plus underground tunnel

large barn - 117m²

metal outbuilding

OUTSIDE -

large garden mainly laid to lawn with various shrubs and trees

patio area

courtyard and driveway

Septic tank needs updating

Most of the windows and doors are double-glazed, some are single-glazed.

L'Absie - 7kms - for basic amenities, schools, bars etc

NOTES