

Hidden jewel! Superb 230m2 property tastefully restored, featuring stunning garden, and pool. Tranquil.

## EXCLUSIVE



## INFORMATION

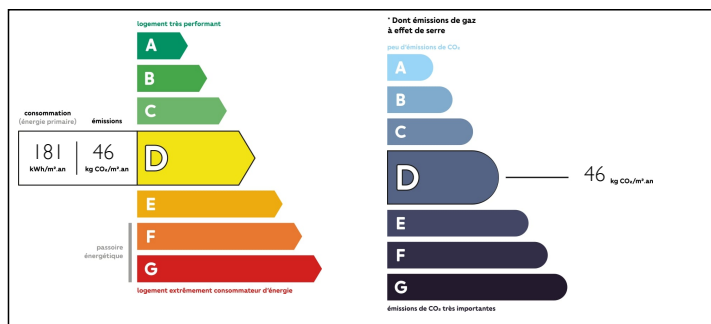
Town:	Fomperron
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	3027 m2

## IN BRIEF

This magnificent manor house offers a charming living experience with its 4 bedrooms, 2 bathrooms and abundant natural light. The spacious interior boasts impressive volumes and offers breathtaking views of the garden, which is a true delight with its assortment of 17 rose varieties, flourishing trees, and vibrant bushes. The outdoor features include a well, a picturesque pond adorned with water lilies and koi carp, and a large pool with a retractable hard cover. Steeped in history, this manor house is estimated to be at least 200 years old. It comprises a large living room, library, and dining-room, four bedrooms, and four fireplaces. There is a well-appointed kitchen, a bathroom, a shower room, and a WC with a sink. Enjoy the luxury of this beautiful property in a tranquil Hamlet between Niort and Poitiers.



## 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 property also includes a versatile boot room that can be used as a laundry room, storage space, or pantry. The attic can be converted into a stunning living area, showcasing its splendid beams.

Watch the video: <https://leggettfr-my.sharepoint.com>

The property has undergone meticulous restoration, including the installation of external drainage for enhanced functionality. The roof has been insulated, ensuring optimal energy efficiency. The heating system is oil central heating, providing warmth and comfort throughout. The house features four beautiful fireplaces (two functional).

## LOCAL TAXES

**Taxe foncière: 1339 EUR**

The main storey of the house boasts a beautiful flooring combination. On one side, there is oak parquet, adding a touch of elegance and warmth. On the other side, the floor has been crafted using stones sourced from the former abbey of de la Châtelière, which was destroyed during the revolution, and which graced the house with its name. This unique flooring choice adds a historical and distinctive element to the property. Upstairs, the flooring consists of new, solid oak parquet, further enhancing the timeless charm of the house.

## NOTES

### GROUND FLOOR:

One enters the house to a beautiful hall with wooden staircase and flagstone floor: 7.4 m<sup>2</sup> and a WC with sink (and Harry Potter storage space below the stairs): 0.89 m<sup>2</sup>

To the right is the dining room with flagstone floor, windows on 2 sides, open fireplace: 35.1 m<sup>2</sup>

To the left, the lounge with double windows, open fireplace, oak floors: 33.31 m<sup>2</sup>

and through a curved archway the library with open fireplace, oak floors, double doors on 2 sides:...