

3-bedroomed farmhouse + 3-bedroomed furnished gite in 2 acres land. Pond, outbuildings. Space + peace!

EXCLUSIVE



INFORMATION

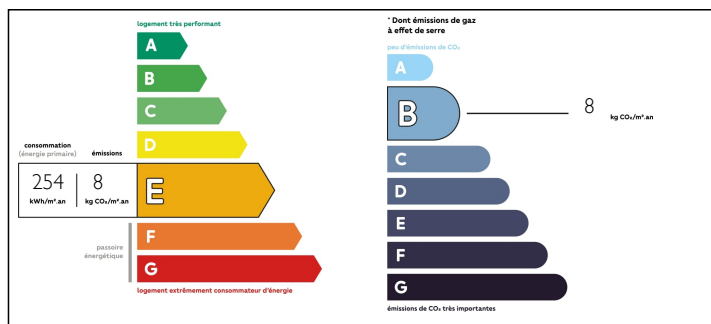
Town:	Boussais
Department:	Deux-Sèvres
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	8538 m2

IN BRIEF

Ideal for those looking for a rural home + income potential, this spacious property has ready-to-rent accommodation in an idyllic setting. Plenty of outdoor space for family, guests and pets, with garden and paddock. Central in the Bressuire (20km), Parthenay (22km) and Thouars (24km) triangle with tourist favourites – Puy-du-Fou, Loire valley chateaux and vineyards in less than an hour. Nearest eaterie /bar/ bread 6km Nearest shops, restaurant : Chiché 9km, pretty St Loup-sur-Thouet 10km



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: 1834 EUR

NOTES

DESCRIPTION

The house and gite, both in good condition, are in the form of a 'longère'-style farmhouse, south-facing and with large shady covered terrace on the north side - ideal for summer entertaining. The property is contained within gated, wraparound garden with an extra paddock, good for a pony, sheep etc. Perfect for nature-lovers. Plenty of space for parking. Conforming septic tank system installed 2020, mains water + well, electric heating in the main house. All amenities available in Bressuire, Thouars and Parthenay, with the village of Chiché only 9km with bakery, shop, bar.

MAIN HOUSE

Ground Floor - Kitchen [21m²]

Living room [25m²] with woodburner and glazed doors to large covered terrace [49m²] and garden -ideal for barbeques and those hot summer days

Dining room [19m²]

First floor

Master bedroom [16m²] with ensuite bath/shower and WC

Two double bedrooms [14m² & 10m²]

Family bathroom with WC

GITE : separate patio and covered terrace

Open plan kitchen diner [13m²] and lounge [20m²] with woodburner (currently not connected) and glazed doors to back garden

Mezzanine

Three double bedrooms [9m², 14m² and 14m²], one with ensuite bathroom and WC, the other two with washbasins

Shower room

WC

OUTSIDE: A fenced garden surrounds the house and gite, with a good-sized paddock beyond. Various useful stone sheds and outbuildings, well.

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