

Exceptional Property : Logis with tower, lake and private island !

EXCLUSIVE



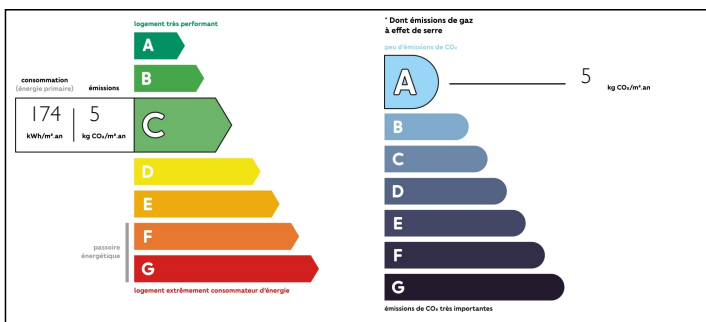
INFORMATION

| | |
|-------------|---------------|
| Town: | Chef-Boutonne |
| Department: | Deux-Sèvres |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 160 m2 |
| Plot Size: | 16500 m2 |

IN BRIEF

Prepare to be amazed! Nestled within its own expansive estate spanning over 1.5 hectares, this captivating property boasts a picturesque setting complete with a meandering river, tranquil lake, and even a private island! Upon entering via the private drive, you'll be greeted by a charming logis adorned with a distinctive tower, reminiscent of its storied past as part of an ancient castle. The residence strikes the perfect balance, offering ample space without feeling overwhelming. Recent upgrades including a state-of-the-art heat pump, double glazed windows and a convenient mains drainage connection. While the interior awaits your personal touch and customization, presenting an exciting opportunity to infuse your unique style and make it truly your own.

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: **836 EUR**

NOTES

DESCRIPTION

Property Overview:

Ground Floor:

Kitchen: 19.2 m²

Living Room: 31.6 m²

Corridor: 9.3 m²

Downstairs Bedroom: 13.5 m²

Toilet: 1.5 m²

Utility Room: 3.7 m²

All walls between these rooms are partition walls, allowing for flexible adaptation to suit your needs.

Accessible from the Outside and also on the Ground Floor:

Boiler Room: 9 m²

Tower: 8.5 m²

First Floor:

Landing: 13.8 m²

Shower Room: 5.2 m²

Three Bedrooms: two bedrooms of each 16,9 m² and one of 21.6 m²

Additional Features:

The property boasts modern amenities including a newly installed Heat Pump and double-glazed windows, ensuring comfort and energy efficiency. Furthermore, the property benefits from a mains drainage connection.

While the interior presents an opportunity for renovation to modern standards, the property's layout and features provide a solid foundation for customization and improvement according to personal preferences.

More pictures and plans available upon request.

Information about risks to which this property is exposed is available on the G  orisques website :