

Detached 4 bedroomed stone farm house with extensive garden & outbuildings. Space for a pool. Quiet location.



INFORMATION

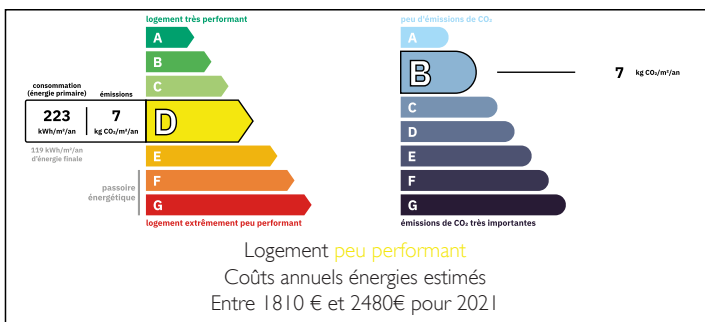
Town:	Clussais-la-Pommèraie
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	7422 m2

IN BRIEF

This detached 4 bedroomed stone farm house with extensive garden and outbuildings has space for a pool, and plenty of space for children and dogs to run around. Set in a quiet location, it would make a great family home or a holiday home for those seeking a little bit of peace and quiet. Excellent quality renovation and all roofs are in good order. Book your viewing today to avoid disappointment.



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: **664 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Ground floor.

Entrance and passageway 10m²

Kitchen / dining room 21m² with wood burning cooker and extractor hood Tomette tiled floor.

Lounge 31m² with insert wood burning stove that needs replacing ! Chestnut flooring

W.C. 2m²

Utility area 2m² with 200L immersion heater and connections for the washing machine

Bathroom 7m² comprising bath, wash basin and bidet

Upstairs.

Passageway and office area 10m²

Bedroom 12m²

Bedroom 15m²

Bedroom 14m²

Bedroom 13m²

Shower room 6m² comprising wash basin, shower and W.C.

Outside :

Cellar 25m² with filter for incoming water and water meter.

Open barn 62m²

Workshop 56m²

Store room 65m²

Garden workshop 22m²

Store room 35m² housing the electricity meter

Walls of an old building and bread oven.

Well which is believed to be 26m deep and never been dry.

Garden, and orchard on a plot of land across the lane.

All the roofs on this property, including that of the bread oven have been well maintained.

The windows are double glazed oak windows.

The bathrooms are tiled floor to ceiling.

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