

Lake, woodland, fields, 5-bedroom farmhouse + 2-bedroom cottage & barns total 17.9 hectares. Huge potential!

EXCLUSIVE



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Genneton    |
| Department: | Deux-Sèvres |
| Bed:        | 7           |
| Bath:       | 4           |
| Floor:      | 263 m2      |
| Plot Size:  | 179074 m2   |

## IN BRIEF

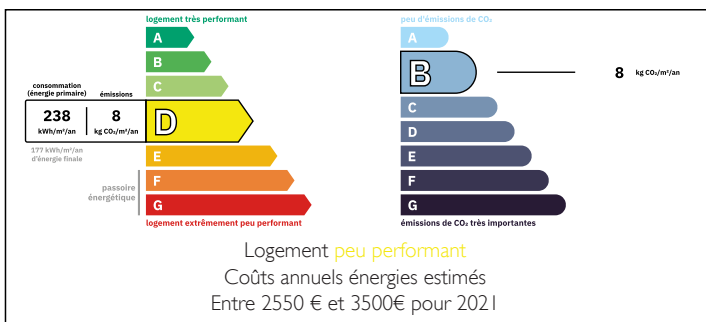
A rare opportunity to acquire a very large property with extensive woodland and a lake, just a pleasant walk/bike-ride from the large traditional farmhouse and separate two-bedroomed cottage. The homestead also has extensive barns and outbuildings, a pond, a field and grounds around it. On the border of the northern Deux-Sèvres and the Maine-et-Loire departments, in a rural hamlet, less than 10 minutes' drive to a choice of villages with bars, bakeries, schools etc (Argentonnay 7km, Genneton 4km, St Maurice Etusson 6km).

Nearest towns: Vihiers 17km, Thouars 22km, Cholet 44km.

Loire favourites Saumur 50km and Angers 65km.

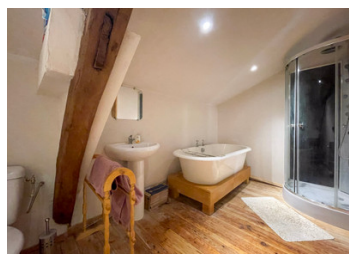
Nearest airports: Nantes 115km, Poitiers 100km, Tours 132km, La Rochelle 140km.

## 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: 1000 EUR**

## NOTES

## DESCRIPTION

A fabulous opportunity for equestrians, fishing, gîte holidays and exploring the unspoilt natural reserves offered by the woodland, pasture and lake. Total land =

17.9 hectares.

The main 'home' area includes the traditional longère farmhouse and cottage, a courtyard with extensive barns and outbuildings, a pond, a field and grounds with a total surface area (1.71 hectares).

Main house - good decorative order, approx. 215m<sup>2</sup> habitable space laid out as follows:

Entrance hall, bathroom with shower & WC, two reception rooms (each 33m<sup>2</sup>), (one currently used as a Ground Floor Bedroom) eat-in kitchen, useful utility room & WC.

Upstairs there are five bedrooms, one ensuite, and a family bathroom.

Double-glazed throughout. Heating by means of a woodburner downstairs (kitchen) + electric radiators upstairs.

Micro-station installed around 2015.

Cottage: approx. 50m<sup>2</sup> habitable space, to be renovated:

Living room with insert-style woodburner, two bedrooms, kitchen, shower-room & macerating WC. Double-glazed, heating by woodburner.

Drainage to be installed.

Heating by woodburner, electric radiators.

The two houses are set in a courtyard area with extensive barns and outbuildings in varying condition, a pond, a field and grounds with a total surface area of 1.71 hectares.

Approx 1.5km (15 min walk) away, there is the lake (approx 2 hectares) which is surrounded by pasture and woodland giving a total of 80,418m<sup>2</sup> (8.04 hectares).

Within 1.7km are two further blocks of woodland giving another 81,561m<sup>2</sup> (8.15 hectares).