

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

EXCLUSIVE



## INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	16500 m <sup>2</sup>

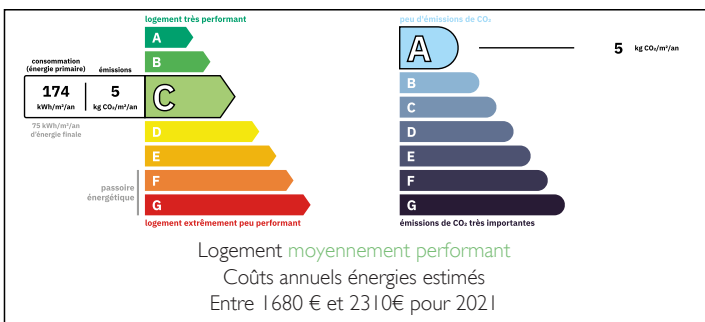
## IN BRIEF

Set within a 1.5-hectare plot, this property includes a river, a small lake, and a private island.

A private drive leads to the main house, which features a distinctive tower, hinting at its historical connection to an old castle. The house has a working heat pump, double-glazed windows, and mains drainage, but the rest of the property requires renovation.

With plenty of potential, this is an opportunity to restore and update the interior to suit your own style.

## 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

Property Overview:

Ground Floor:

Kitchen: 19.2 m<sup>2</sup>

Living Room: 31.6 m<sup>2</sup>

Corridor: 9.3 m<sup>2</sup>

Downstairs Bedroom: 13.5 m<sup>2</sup>

Toilet: 1.5 m<sup>2</sup>

Utility Room: 3.7 m<sup>2</sup>

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 m<sup>2</sup>

Tower: 8.5 m<sup>2</sup>

First Floor:

Landing: 13.8 m<sup>2</sup>

Shower Room: 5.2 m<sup>2</sup>

Three Bedrooms: two bedrooms of each 16,9 m<sup>2</sup> and one of 21.6 m<sup>2</sup>

Additional Features:

The property boasts modern amenities including a newly installed Heat Pump (2024) and double-glazed windows.

Furthermore, the property benefits from a mains drainage connection.

More pictures and plans available upon request.

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

## LOCAL TAXES

Taxe foncière: **836 EUR**

## NOTES