

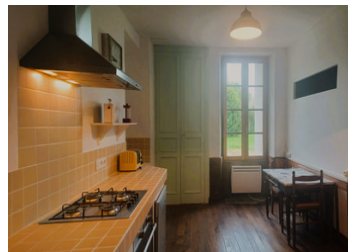
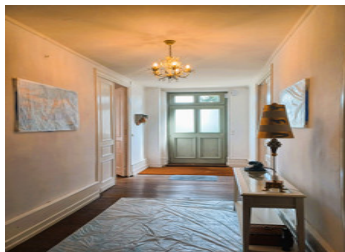
****Offer Accepted **** Elegant 5 bedroom "Maison de Maitre" style house in the centre of the popular village.



EXCLUSIVE

INFORMATION

Town:	Ménigoute
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	3282 m2



IN BRIEF

This impressive 5 bedroomed village house boasts elegant high ceilings and polished wood floors throughout.

Light fills this house, as many rooms are dual aspect. Tastefully decorated through out. There is a sweeping drive through just over 3000m of garden.

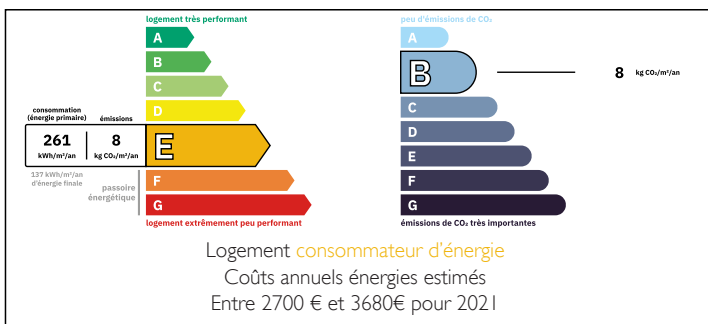
The house has a cellar, garage and workshop as well as numerous outbuildings including a pigeonnier.

Close to the centre of the village with its many amenities including a bar/tabac, small supermarket and school.

45 minutes from Poitiers and its airport and train station with high speed links to Paris.

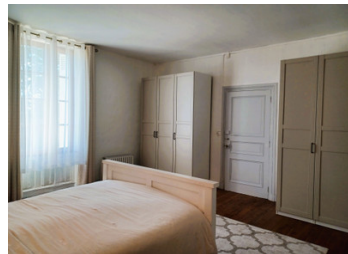
La Rochelle and the coast is approx 1 1/2hr away

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

The house is connected to mains drainage, High Speed Fibre exists in the village.

The house layout is as follows:

Ground floor

Entrance Hall

Living room with wood burner

Dining room

Kitchen

Shower room

WC

Utility

First Floor

Large landing

5 bedrooms

Bathroom

Small wash room

Attic

Garage

Workshop

Pigeonnier

Outbuildings

Garden

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

LOCAL TAXES

Taxe foncière: 1339 EUR

Taxe habitation: EUR

NOTES