

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



## 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.

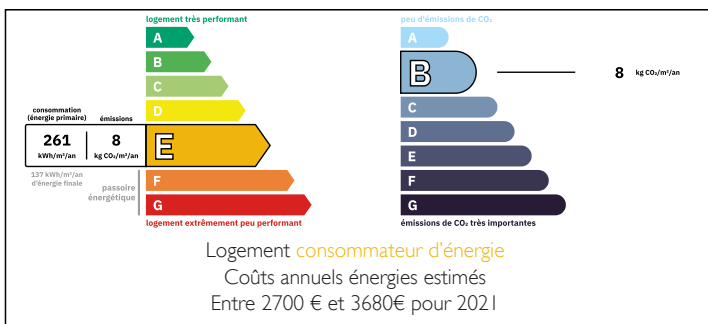
Close to the centre of the village with its many amenities including a bar/tabac, small supermarket and school.

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

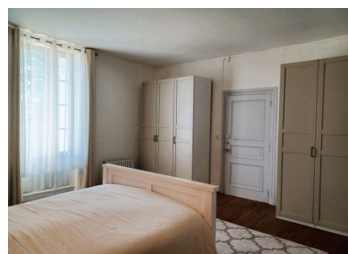
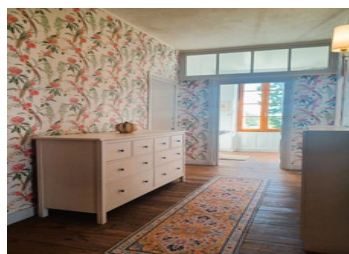


## ENERGY - DPE



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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

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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: 1339 EUR**

**Taxe habitation: 1099 EUR**

## NOTES