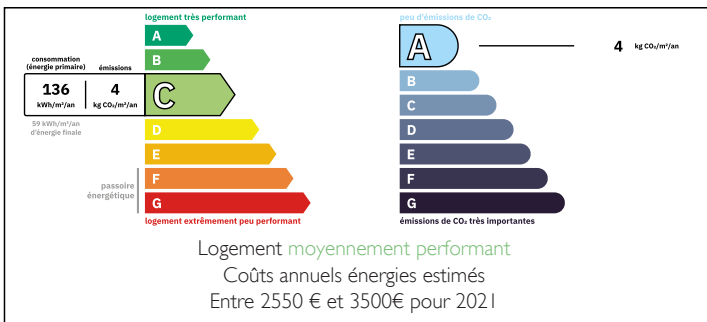


## Elegant 7-Bedroom Main House with Studio, Guest House, Spacious Grounds, Outbuildings & Pool

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Villefollet
Department:	Deux-Sèvres
Bed:	11
Bath:	6
Floor:	367 m <sup>2</sup>
Plot Size:	9912 m <sup>2</sup>

## IN BRIEF

A Versatile Property with Excellent Business Potential

This beautifully restored estate seamlessly blends modern comforts with the charm of its original stonework and character. The spacious main house offers generous living areas and seven bedrooms, including a master suite conveniently located on the ground floor.

Additional accommodations include a separate three-bedroom guest house, an independent studio, and a charming roulotte, currently used as an office. The property also features a range of outbuildings, including an open-fronted barn, a workshop area, and a traditional stone outbuilding.

A newly installed swimming pool (2023) adds to the appeal, with the terrace in need of final touches.

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

### Main House in Detail

#### Ground Floor:

- Impressive entrance hall (17 m<sup>2</sup>) with a striking stone staircase.
- Expansive living room (50 m<sup>2</sup>) featuring a beautiful open fireplace and double sliding doors leading to the veranda. A large archway seamlessly connects the living area to the dining space (46 m<sup>2</sup>) and kitchen, which is uniquely designed with organic shapes and modern materials such as concrete and wood.
- Master bedroom (26 m<sup>2</sup>) with a private bathroom. One of the property's standout features is the beautifully repurposed stone wash basin (pierre à lessive), now transformed into a characterful shower with a matching sink.
- Additional spaces include a utility room, a separate toilet, and a heating room.
- A large attached workshop (approx. 60 m<sup>2</sup>) offers potential for additional living space.

#### First Floor:

- Mezzanine area (11 m<sup>2</sup>), currently used as a second lounge.
- Six bedrooms (approx. 4 m<sup>2</sup>, 6 m<sup>2</sup>, 7 m<sup>2</sup>, 8 m<sup>2</sup>, 11 m<sup>2</sup>, and 22 m<sup>2</sup>). Some extend into the eaves, with only the floor area above 1.80m counted in the measurements.
- Two separate toilets and two shower rooms.
- Ample storage space in the eaves.

#### Technical Features:

- Geothermal heat pump for central heating; underfloor heating on the ground floor, radiators upstairs (with the option to add more).
- Double-glazed windows.
- Wall insulation with a hemp-lime mix.
- Roof tiles renewed in 2016.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES