

The Busseau stone house comprising 4 bedrooms, living room, dining room, swimming pool on 3115m of enclosed l



INFORMATION

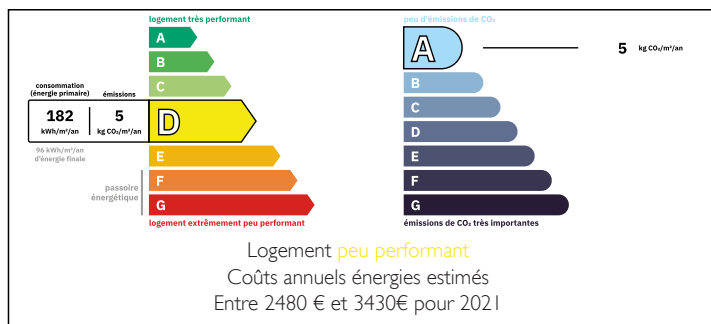
Town:	Le Busseau
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	251 m2
Plot Size:	3115 m2



IN BRIEF

For sale: charming authentic farmhouse of 250m² with swimming pool and large wooded grounds of 3115m², fully enclosed. Located in a quiet, green setting, this magnificent 250m² farmhouse combines old-world charm with modern comfort. Ideally laid out, it offers spacious rooms and a warm atmosphere, perfect for a large family. The house comprises an entrance hall, a fitted and equipped kitchen, a living room and dining room with a double wood-burning stove, a mezzanine with office space, a large games room, 3 bathrooms including 2 shower rooms with showers and washbasins, 3 toilets, a garage, and a workshop. Outside, there is a large terrace with a large heated swimming pool and shelters for the filtration system and a garden shed. 3 km from all shops and schools.

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: 950 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

4-bedroom house:

Bedrooms (4): Each bedroom measures between 10 and 12 m²

3 bathrooms, including 2 shower rooms

3 toilets

Living areas:

Kitchen (13 m²): Ample space for a modern kitchen with worktops, storage space, and appliances.

Games room (30 m²): Large multipurpose room that can be used for children or to create a leisure area (pool table, video games, etc.).

Living room (35 m²): A spacious living room, perfect for sofas, a coffee table, and a TV area. This type of space can comfortably accommodate several guests.

Dining room (38 m²): A very large space for a dining room, easily accommodating a large table for family meals or convivial meals with guests.

Mezzanine (22 m²): An open space that could be converted into an office, reading corner, or additional living room. The mezzanine gives a feeling of extra space while being well integrated into the overall architecture of the house.

Utility spaces:

Garage (28 m²): Large garage for storing a vehicle, tools, or other items. It can also be used as additional storage or a workshop.

Workshop (12 m²): Small space dedicated to manual work, DIY, or tool storage. Well suited for a craftsman or for creative leisure projects.