

Character home with income potential, outbuildings and pool near the Vendée border



INFORMATION

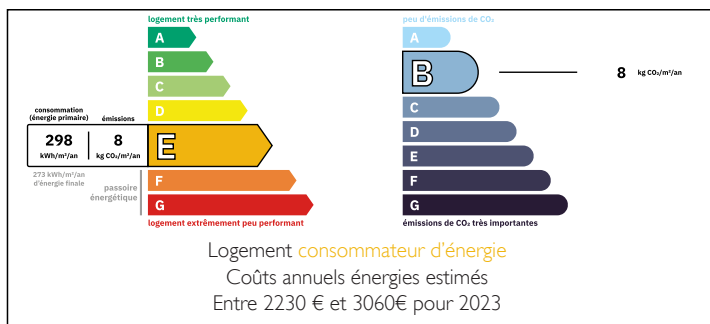
Town:	La Forêt-sur-Sèvre
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	4000 m2



IN BRIEF

Charming country farmhouse with gîte and several outbuildings, ideally located in peaceful countryside near La Forêt-sur-Sèvre. The main house offers a spacious kitchen with dining or relaxing area and wood burner, a formal dining room, and a cosy lounge, also with wood burner. Upstairs are three generous bedrooms and a family bathroom. The independent gîte includes a kitchen, shower room, double bedroom, and large living room with wood burner, perfect for guests or rental income. Outside are several barns, including one set up for entertaining, a large workshop, and other storage spaces. The 4000m² garden has terraces, trees, and an above-ground pool. Separate parking for both houses. Only 6 km from Moncoutant and 10 km from La Châtaigneraie, 90 km from the Atlantic beaches, 90 km from La Rochelle airport, 110 km from Nantes airport, and around 3½...

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

This beautifully presented country farmhouse offers character, space, and versatility, complete with several outbuildings and a fully operational gîte business.

The main house features a spacious kitchen (27m²) with room for dining or relaxing in front of the wood burner, a formal dining room (10m²), and a cosy lounge (23m²), also with a wood burner. Upstairs, you'll find three generously sized bedrooms (20m², 11m², 7m²) and a large family bathroom (8m²).

The separate gîte includes a compact kitchen (6m²), shower room (2m²), double bedroom (10m²), and a spacious lounge (24m²) with a wood burner – ideal for guests or additional income.

Outside, the property benefits from several barns, including one that has been converted into a fully equipped entertaining space (35m²), a large workshop, and additional storage buildings. The grounds extend to around 4000m², offering lawns, mature trees, terraces, and an above-ground pool.

Heating is provided by wood burners with supplementary electric radiators. There is separate parking for both the main house and the gîte.

The gîte enjoys a proven track record and generates a regular income during the summer months.

Conveniently located just 6 km from Moncoutant and 10 km from La Châtaigneraie – both of which offer a full range of shops and amenities – this property must be seen to appreciate its many character features and potential.

All measurements are approximate.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES