

19th-century estate home, 430 m<sup>2</sup>, 17 rooms, secluded, landscaped grounds 5,800 m<sup>2</sup>, swimming pool, DPE D



## INFORMATION

Town:	La Ferrière-en-Parthenay
Department:	Deux-Sèvres
Bed:	9
Bath:	5
Floor:	430 m <sup>2</sup>
Plot Size:	5865 m <sup>2</sup>

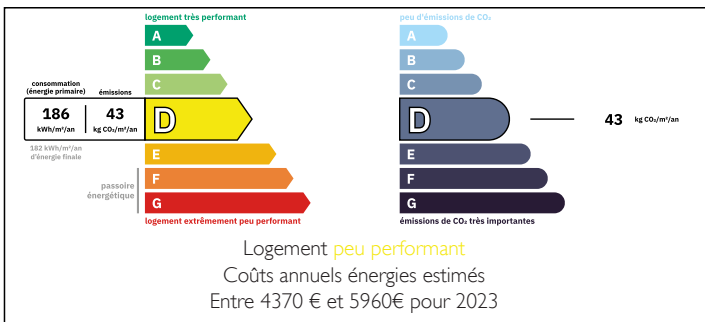


## IN BRIEF

Just 3 minutes from the center of La Ferrière-en-Parthenay, this perfectly maintained character property enjoys a quiet setting while remaining close to amenities (shops, schools, services). It is located 15 minutes from Parthenay and 40 minutes from Poitiers (TGV station and airport).

The property complex consists of a main residence, a guesthouse, two independent studios, as well as a superb cathedral-style barn and several small outbuildings. You'll also enjoy a swimming pool, a large covered courtyard, and a pond, all nestled in the heart of a beautifully landscaped and wooded property.

## 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 charming property captivates with the authenticity of its perfectly maintained stone buildings, offering a living environment that is both warm and full of character.

The main house (approx. 230 m<sup>2</sup>)

On the ground floor, an entryway with an antique washbasin leads to beautiful living spaces: a spacious 42 m<sup>2</sup> living room with a wood-burning stove, a 42.5 m<sup>2</sup> dining room featuring an open fireplace, and a large 28 m<sup>2</sup> kitchen, fully fitted and equipped, with a working antique bread oven. The kitchen opens directly onto a large outdoor terrace. Two pantries complete this area, along with a bathroom featuring a bathtub and walk-in shower. A 17.8 m<sup>2</sup> room serves as a multipurpose space (utility room, laundry room, boiler room).

Upstairs, a landing leads to three spacious bedrooms (27, 16, and 13 m<sup>2</sup>), an 18 m<sup>2</sup> office, and a space already designated for the creation of a bathroom.

The Annex (approx. 140 m<sup>2</sup>)

Older and full of character, this building is marked on Cassini's map. The ground floor features a large 33 m<sup>2</sup> kitchen/dining room with a wood-pellet stove, a bedroom, two living rooms (one with a wood-pellet stove), as well as two bathrooms and a toilet.

Upstairs, two separate entrances lead to a mezzanine dormitory (19 m<sup>2</sup>) and two additional bedrooms (14 and 10 m<sup>2</sup>).

Outbuildings and guest accommodations

Two studios converted from the barn (approximately 32 m<sup>2</sup> and 24 m<sup>2</sup> in floor area) each feature a bathroom and toilet, one of which includes a kitchen area.

The barn, with a floor...

## LOCAL TAXES

Taxe foncière: **3534 EUR**

Taxe habitation: **EUR**

## NOTES