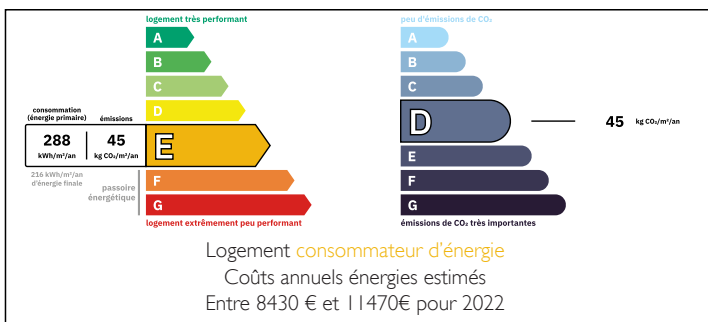


Rural stone house with land and large outbuildings, close to the village and its facilities.



ENERGY - DPE



INFORMATION

Town:	Sainte-Gemme
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	286 m ²
Plot Size:	17819 m ²

IN BRIEF

Beautiful stone-built detached house with barn and great potential for a business

Discover this charming stone-built detached house, offering spacious rooms and exceptional potential for a business. Ideally situated, it benefits from being within easy reach of all local amenities, ensuring a convenient and pleasant lifestyle.

The property sits on a large plot with an orchard, offering generous outdoor space to enjoy nature and moments of relaxation. You will also appreciate the numerous outbuildings that complete this property, perfect for storage, personal projects or developing a business.

This house is a rare opportunity for those seeking a property that combines character, space and potential.

Key features:

Detached stone house with a terrace

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: 1387 EUR

NOTES

DESCRIPTION

Layout of the house with 280m² of living space:

An entrance hall of 3.69 m²

On the right,

A kitchen of 30.16 m²

A dining room/bedroom of 20.50 m²

On the left,

A hallway measuring 5.90m x 5.70m = 7.80 m²

A bathroom with washbasin and separate toilet (8.17 m²)

A living room with fireplace and wood-burning stove (33 m²)

A staircase leading to the first floor

A boiler room with open fireplace (16.89 m²)

A large living room/bedroom/dining room with a fireplace, 33.35 m²

Upstairs on the right-hand side:

A landing, 23 m²

A hallway, 11.44 m x 1.26 m = 14.40 m²

A bedroom, 18.50 m², with a bathroom, 6.5 m²

A bedroom of 17 m² including a cupboard of 2.80 m² (opening onto the corridor)

A large bedroom of 24.5 m² with a bathroom comprising: bath, separate shower, washbasin, and toilet of 5.50 m²

Upstairs on the left-hand side, two adjoining bedrooms of 15.60 m² and 17.60 m²

Outside,

Several barns and small outbuildings totalling approximately 600 m²

A garden with a large orchard

Large enclosed grounds

All measurements are approximate

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