

15th Century logis lovingly restored to create an exceptional home with outbuildings and an independent gîte



## INFORMATION

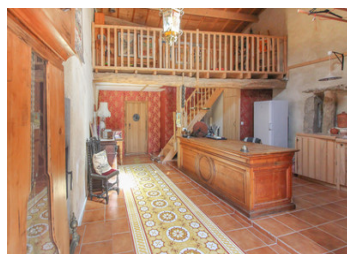
|             |                    |
|-------------|--------------------|
| Town:       | Saint-Loup-Lamairé |
| Department: | Deux-Sèvres        |
| Bed:        | 4                  |
| Bath:       | 3                  |
| Floor:      | 344 m2             |
| Plot Size:  | 1116 m2            |

## IN BRIEF

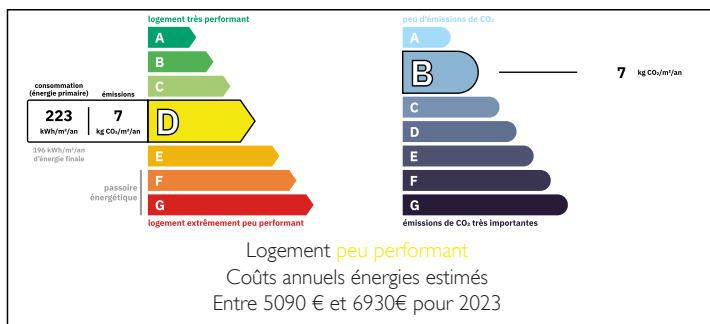
Originally occupied by a 15th century french nobleman, this is a very special property. Restored by the current owners using traditional materials, it retains its essential character as a property dating from the late middle ages whilst also serving as a very practical and comfortable home.

Inside, the rooms are spacious and airy with a real sense of grandeur with some very high ceilings and exposed beams. Outside, the fully-enclosed garden is a good size but manageable with a variety of outbuildings including a garage, workshop and bakehouse - all carefully maintained by the current owners.

Day-to-day amenities (bakeries, supermarkets & restaurants) are within easy reach at nearby Gourgé and Saint-Loup-Sur-Thouet, both popular with visitors. For a broader range of shops and services, Parthenay is 20 minutes away and the trip to Poitiers



## 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

### GROUND FLOOR:

Entrance hall (with mezzanine) 38m<sup>2</sup>  
 Kitchen 28m<sup>2</sup>  
 Dining room 35m<sup>2</sup>  
 Library 10m<sup>2</sup>  
 Shower room 11m<sup>2</sup>  
 Bedroom 10m<sup>2</sup>  
 Bedroom 16m<sup>2</sup>  
 Office 16m<sup>2</sup>  
 Music room 15m<sup>2</sup>  
 Workshop 45m<sup>2</sup>

### FIRST FLOOR:

Living room 49m<sup>2</sup>

### SECOND FLOOR:

Landing 6m<sup>2</sup>  
 Bedroom with ensuite bath room 43m<sup>2</sup>

### GITE:

Ground floor (Kitchen/living room) 29m<sup>2</sup>  
 First floor (Bedroom with en suite shower room) 29m<sup>2</sup>

### OUTSIDE:

Enclosed garden  
 Garage  
 Second workshop  
 Bakehouse with working oven  
 Woodshed

The septic tank conforms to current standards.

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

## NOTES