

[Click to view MFH-PHM40501](#)

## Renovated farmhouse in 2 acres of land in Deux-Sevres

Vernoux En Gatine , Deux-Sevres , Nouvelle Aquitaine



# €180,000

inc. of agency fees

2 Beds   1 Baths   110 sqm   7522 ha

Renovated farmhouse set in 2 acres of land with outbuildings, a large garage and a workshop in Deux-Sevres.

### At a Glance

<b>Reference</b>	MFH-PHM40501	<b>Near to</b>	Parthenay	<b>Price</b>	€180,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	110 sqm
<b>Land</b>	7522 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This renovated farmhouse set in 2 acres of land with outbuildings, a large garage and a workshop is located in the Deux-Sevres area of the Nouvelle-Aquitaine region.

### The Accommodation

This former farmhouse has undergone extensive renovations over the past 5 years, making it a perfect choice for those seeking a peaceful rural lifestyle. As you enter the dwelling, you'll be welcomed by a southeast-facing conservatory, which leads to a spacious kitchen.

The dining room boasts a cosy fireplace and a pellet stove, which adds warmth to the room. From the dining room, you can access the garden via a covered terrace at the back, which is perfect for enjoying meals al fresco on warm summer days.

The sitting room, located at the front of the house, is bright, thanks to the large patio doors that let in plenty of natural light. The room also features a pellet stove, which keeps the space warm and inviting during the cooler months.

The property comprises of two bedrooms, both of which are bright and spacious, providing ample room for relaxation and rest. There's also a WC and a shower room with an additional WC.

The attic space above the kitchen is convertible and can be transformed into an extra 50 sqm of living space. This space offers potential and can be used in a variety of ways to suit your needs and preferences.

## **Outside**

The property features a spacious garage and workshop that provide ample storage space for tools, equipment, and vehicles. In addition, there are several outbuildings located outside the main building, which offer extra storage space for gardening tools, outdoor equipment, and other supplies. Whether you need to store a car, a lawnmower, or gardening tools, the outbuildings and garage on this property are sure to meet all your storage needs.

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Condition: Good general condition  
Heating System: Wood burner system  
Drainage: Septic tank needs updating

## Summary

Property type: Farmhouse  
Bedrooms: 2  
Bathrooms: 1  
Price: €180,000

## Key Information

Internal Area: 110 sqm  
Land Area: 7522 ha  
How many Outbuildings: 3  
Number of Fireplaces: 2  
Has Attic Space: Yes  
Has a Garden: Yes

## Location: Nouvelle Aquitaine



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates