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## Farmhouse for light renovation in 2 acres land in the Deux Sevres

**Moncoutant , Deux-Sevres , Nouvelle Aquitaine**



# €197,600

inc. of agency fees

4 Beds   2 Baths   166 sqm   8057 sqm

Detached Farmhouse for light renovation in 2 acres land for sale in the Deux Sevres department in Nouvelle Aquitaine.

### At a Glance

<b>Reference</b>	MFH-PHM22202J	<b>Near to</b>	Bressuire	<b>Price</b>	€197,600
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	166 sqm
<b>Land</b>	8057 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This pretty detached Farmhouse with 166 sq.m of living area for light renovation, outbuildings and 2 acres land is set in quiet rural location in the Deux Sevres department in Nouvelle Aquitaine.

### THE ACCOMMODATION

Entrance hall, shower room, WC, living room on the left with fireplace, wood-burning stove with back boiler

running radiators. Dining room 25m<sup>2</sup> with fireplace and 32m<sup>2</sup> fitted kitchen opening onto a terrace to the east. Utility room.

*Upstairs:* landing, 2 bedrooms with private shower rooms. 2 other bedrooms which share a bathroom, WC.

In the basement: garage for 1 car and large cellar – workshop.

#### **ADDITIONAL INFORMATION**

- Exposed beams.
- Lovely collection of useful stone outbuildings.
- Mature gardens around the house and meadow of about 1 acre.
- Shops 10 minutes by car.

*This property will sell quickly, enquire today to avoid disappointment.*

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Condition: Needs decoration work  
Heating System: Wood burner system  
Drainage: Connected to mains town system

## Summary

Property type: Farmhouse  
Bedrooms: 4  
Bathrooms: 2  
Price: €197,600

## Key Information

Internal Area: 166 sqm  
Land Area: 8057 sqm  
Floor: 2  
How many Outbuildings: 2  
Number of Fireplaces: 2  
Has a Garden: Yes

## Location: Nouvelle Aquitaine



## Gallery









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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.

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**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.

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