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## Restored 17th century farmhouse in 3 acres in Deux Sevres

La Chapelle-Saint-Étienne , Deux-Sevres , Nouvelle Aquitaine



# €289,000

inc. of agency fees

3 Beds   2 Baths   150 sqm   1.318 ha

Restored 17th century farmhouse with 3 acres of land set in the heart of the bocage in the Deux Sevres area in Nouvelle Aquitaine.

### At a Glance

<b>Reference</b>	MFH-PHM33301J	<b>Near to</b>	Parthenay	<b>Price</b>	€289,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	150 sqm
<b>Land</b>	1.318 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This beautiful renovated farmhouse with a large outbuilding suitable for horses set in 3 acres of gardens in the heart of the bocage.

### THE ACCOMMODATION

Completely renovated, this property offering 160 sqm habitable house consists of

**On the ground floor:**

Large kitchen-living room with staircase. Period beams and fireplace. View of the land and direct access to a covered terrace on the west side. Boiler room with WC and utility room.

There's a guest bedroom of 35 sqm with shower room, WC and independent kitchen. Living room with fireplace. Stone sink. Heating by wood stove connected to radiators.

**On the first floor:**

Large landing to distribute the 3 bedrooms. Bathroom, WC. Office on mezzanine.

**OUTSIDE**

- Beautiful adjoining land with spacious parking
- Large outbuilding suitable for horses or other animals.
- Wooden chalet
- Above ground swimming pool
- Fruit trees of all kinds and large vegetable garden.
- Independent rear access.

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Exposure: North-west  
Condition: Immaculate  
Heating System: Wood burner system  
Drainage: Septic up to norms

## Summary

Property type: Farmhouse  
Bedrooms: 3  
Bathrooms: 2  
Price: €289,000

## Key Information

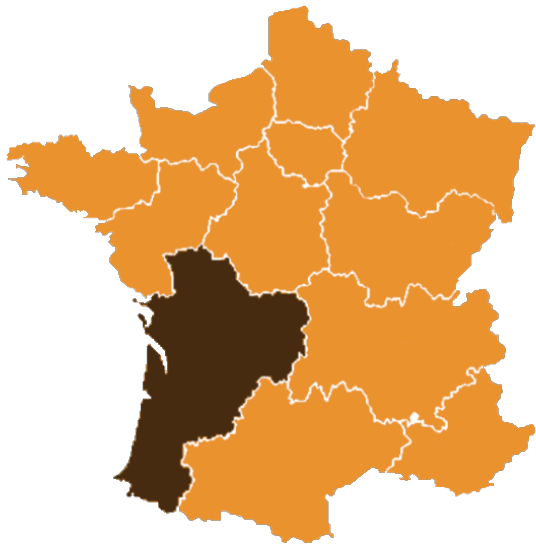
Internal Area: 150 sqm  
Land Area: 1.318 ha  
Floor: 2  
Number of Fireplaces: 1

### Property Features:

- Completely renovated
- large outbuilding
- land suitable for horses
- Large Veggie Patch
- Fruit Trees

Has a Garden: Yes  
Has a Terrace? Yes  
Swimming Pool? 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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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.

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