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## 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

**Reference** MFH-PHM40501

**Near to** Parthenay

**Price** €180,000

**Bed** 2

**Bath** 1

**Hab.Space** 110 sqm

**Land** 7522 ha

**Pool** No

**Land Tax** 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**





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**S. and L. BROWN**



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