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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).

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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**



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