



Kim & Nigel Cowles

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mamaisonfrancaise.com

**Reference:** N12725  
**Location:** Deux-Sèvres - Niort  
**Type:** House  
**Setting:** City  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 255 m2  
**Land size:** 11 502 m2  
**Condition:** Ready to Move in  
**Year built:** 1850  
**Heating:** Heat Pump  
**Shops:** 0 Km  
**Pool:** No  
**Outbuildings:** Yes



Fully renovated detached townhouse offering 3bed/2bath accommodation over 3 levels and detached old hunting lodge to renovate in surrounding wooded gardens of 1 hectare and just a short walk to the centre of Niort. both properties have a new roof.

#### DETACHED STONE HOUSE

This property sits to the front of the walled land and has an entrance drive to the front with wrought iron gates. The property has a new roof and energy efficient electric heating via a heat pump. Dining room has a tiled floor, patio doors to the rear and window to the side. Laundry room with central heating boiler, toilet and hand wash basin. Steps down to the lounge with open feature fireplace, door to the front and window to the side. Fully fitted kitchen with room for a small table, windows to side and front, tiled floor, extractor, oven and hob. From the dining room there are stairs up to the master en-suite bedroom, windows front and side and the en-suite bathroom has a bath with shower over, vanity sink and WC. Stairs continue to the second floor where there are 2 bedrooms and a shower room. There is a cellar also under the lounge.

#### HUNTING LODGE FOR RENOVATION

This detached, stone property is for complete renovation and sits in the middle of the land and has a separate entrance driveway. It has a new roof. Central hallway with original stair case to first floor. and access to a cellar beneath. There are 4 reception rooms, 3 with fireplaces, kitchen with access to a cellar. Bedroom with ensuite shower room. Further bedroom. Laundry room/second kitchen, second hall leading to a toilet and the large garage.

The woodland gardens are mature with many trees, orchard area and there is a old green house, barn and some small outbuildings. The position of the houses and the 2 driveways would allow you to easily separate into 2 individual dwellings.

The property is not overlooked and is just a 15 minute walk to the centre of the city of Niort. The ring road is a five minute drive. We believe that further development of the land would not be allowed.

Estimation des coûts annuels d'énergie du logement - entre 810€ et 1150€ par an

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 679 920€ \*

(\* Les honoraires de l'agence sont à la charge du vendeur)

Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques <http://www.georisques.gouv.fr>.

€679,250

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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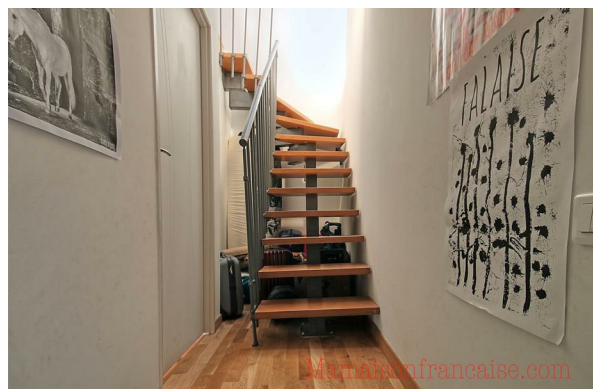
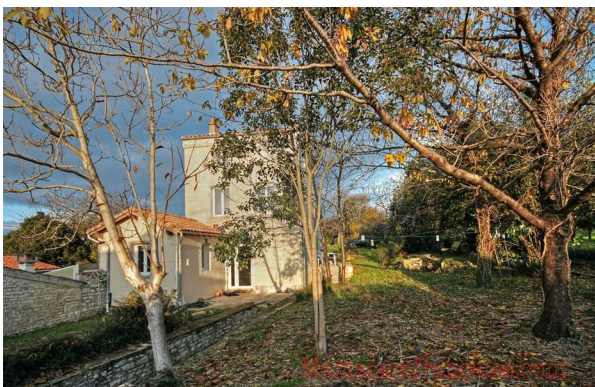


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