



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N12784E
Location: Deux Sèvres - Menigoute
Type: Maison de Maître
Setting: Town
Bedrooms: 5
Bathrooms: 2
Habitable: 186 m2
Land size: 3 282 m2
Condition: Ready to Move in
Year built: 1850
Heating: Wood/Electric
Shops: 0 Km
Pool: No
Outbuildings: Yes



An imposing maison de maître in the heart of the town of Menigoute, with original features and high ceilings, offers spacious accommodation offering 5bed/2bath with 2 elegant reception rooms. Large gardens to the front and side and a spacious barn.

Central entrance hall with wood floor, Double doors to the reception rooms, original staircase which continues up to the first floor and attic levels, under the stairs is the access to the large cellars beneath the property. To the left of the hall is the double aspect living room with a wood burning stove, wood floor, windows to front and side and ceiling rose. To the right is the dining room with wood floor, ceiling rose and window to the front. The kitchen has a window to the side, wood floor, basic kitchen with oven, hob and extractor open to the dining room and door to the hall. Side hall leads to a shower room with toilet and laundry room.

On the first floor is a central hallway with wooden floor. Master bedroom has a wood floor, window to the front and fireplace/. Bedroom 2 has windows to the front and side and wood floor. Bedroom 3 has a window to the side, wood floor and fireplace, there is a door connecting beds 2 and 3. Bathroom has a window to the side, wood floor, sink and bath, a door connects to the master bedroom and another doors to the hall. Separate toilet with hand wash basin. Original staircase leads up to the attic which has 3 windows to the front and 2 velux to the rear. From the first floor a door leads down a few steps to 2 further bedrooms each with a window to the side and wood floors. Another staircase leads upto a further attic room.

There is a garage with doors tot he street for vehicle entry, concrete floor, door to the side garden and door to the hall. Further large barn with open front and vehicle access door to the street (ht 3m x width 2.8m).

The gardens are to the front and side of the property with wrought iron rails and pedestrian access gates from the street. The gardens are mainly lawn with a gravel drive and parking for several vehicles. Some small storage barns for garden tools etc.

Menigoute has a supermarket, bakery, bar, medical centre, bar, hairdressers, garage and school. 20 minutes to ST Maixent L'Ecole which has a TGV station and shopping centres.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 2700 EUR et 3680 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). > PERFORMANCE ENERGETIQUE 261 kWh/m2/an EMISSION DE GAZ 8kgCO2/m2/an

Date de réalisation du diagnostic : 24/03/2023

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

TTC Prix affiché : 247 510€ *

(* 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>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€247,510

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

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com



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