



Kim & Nigel Cowles

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Reference: N395
Location: Deux Sèvres - Loizé, Alloinay
Type: House
Setting: Village
Bedrooms: 5
Bathrooms: 4
Habitable: 160 m2
Land size: 6 868 m2
Condition: Significant Work Required
Year built: 1900
Heating: Non
Shops: 4 Km
Pool: No
Outbuildings: Yes



This magnificent property has huge potential and could be a large private residence, a wedding venue, luxurious gîte complex or conference centre offering a peaceful haven in the heart of a village near the market town of Chef Boutonne. Set in 6 868m2 of surrounding gardens.

The main farmhouse has been renovated with high quality materials in keeping with the age of the property and needs finishing - it offers two storey accommodation. On the ground floor is a large, double aspect, living/dining/kitchen, lounge, entrance hall and a double bedroom with en-suite potential. On the first floor there is a landing, 2 double bedrooms with en-suite potential, 2 further double bedrooms, WC and family shower room to finish.

There is a house to renovate over 2 floors and a coach house (33m2) which could be converted to accommodation.

There is a large hangar (500m2) which is used as an open yoga studio/well being area with a vegetable garden and also a lovely greenhouse (15m2).

The extensive outbuildings in stone consist of a large barn (90m2), workshop (55m2) with concrete floor, single storey barn (80m2), open hangar (119m2) with gravelled floor, 2 further open barn (each 30m2), animal barn (22m2), bread oven (10m2) and small sheds.

The enclosed gardens are laid to lawn with mature planting and many trees, including peaches, pears, apples, apricots, grapes, nuts, figs and cherries.

There is great potential for this property adaptable to many projects including gîtes, bed & breakfast, artistes or well being retreat. Extra land of 6 170m2 is available to purchase, it is just across the lane behind the church.

Loizé is 4km from the market town of Chef Boutonne. The cities of Niort and Poitiers are 50 minutes drive. the coast at La Rochelle is 1hour 20 minutes.

Les jardins clos sont recouverts de pelouse et agrémentés de plantations matures et de nombreux arbres, notamment des pêchers, des poiriers, des pommiers, des abricotiers, des vignes, des noyers, des figuiers et des cerisiers.

Cette propriété offre un grand potentiel et peut être adaptée à de nombreux projets, notamment des gîtes, des chambres d'hôtes, des résidences d'artistes ou des centres de bien-être. Un terrain supplémentaire de 6 170 m² est disponible à l'achat, juste en face de l'allée derrière l'église.

Loizé se trouve à 4 km du bourg de Chef Boutonne. Les villes de Niort et Poitiers sont à 50 minutes en voiture. La côte à La Rochelle est à 1 heure 20 minutes.

DPE vierge

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

TTC Prix affiché : 299 250€ *

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

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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 DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

€299,250

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N° RSAC 501 955 470



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