Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference:	N390
Location:	Deux Sévres - Périgné
Type:	Maison de Maître
Setting:	Hamlet
Bedrooms:	6
Bathrooms:	3
Habitable:	338 m2
Land size:	5 642 m2
Condition:	Ready to Move in
Year built:	1850
Heating:	Oil
Shops:	0 Km
Pool:	No
Outbuildings:	Yes

This magnificent Maison de Maître offers light filled spacious rooms with modern heating via heat pumps with 5/6 beds and 2/baths, surrounding walled gardens with an ensemble of stone outbuildings and is in a town with shops. The property has been updated recently on the ground floor, there is work to do on the first floor (plastering and addition of bathrooms if required) all services are in place and the windows are all double glazed. The heating is underfloor on the ground floor and radiateurs on the first floor.

Central hallway with tiled floor, plaster work ceiling rose and cornice, and has a built in cloaks cupboard. to the right is the double aspect living room with ornate plasterwork to the ceiling, two windows to the front and two to the rear, wood floor, built in cupboards and two marble fireplaces. To the rear of the hall is an office with tiled floor, french doors rear and plasterwork to ceiling. The breakfast kitchen has a tiled floor, original staircase, window and door to the rear, Charentaise fireplace with wood burning stove and the kitchen is fully fitted with a large island unit and built in oven, hob and dishwasher. Useful laundry room off and boiler room with door to the side. To the left of the hall is a bedroom or further reception room with wood floor and window front. Shower room and toilet complete the ground floor.

On the first floor is a generous landing area with wood floor, plaster work to ceiling and window to the rear. Master bedroom has a window to the rear, wood floor, fireplace, access to a dressing room with window to the side and an en-suite shower room which needs fitting and has a wood floor and window to the side. There are a further four large bedrooms each with a fireplace, three look to the front and the fourth is double aspect to the rear and side. There is a family bathroom with bath, double sinks, built in storage, and window to the side. There is the possibility to add a further shower room.

The attic has conversion possibilities and is divided into 4 separate rooms and the central area has access to the balcony.

The stone outbuildings are on either side of the house and provide many possibilities - conversion to accommodation, storage of classic cars etc. To the left of the house is the large garage (132m2) with sliding door to the road and has a separate barn area with mezzanine above. To the right of the house is a large coach house (76m2), cave (14.5m2), garage (29m2), bread oven (24m2) and a store (20m2). To the rear of the house is a covered dining area (16m2) and a stone potting shed. The gardens surround the property, mostly laid to grass and are walled with mature trees, stone bassin and separate walled area. Open views to rear.

The town has a shop, pharmacy, bakery, butchers, beauty salon, fishing lake and is 25 minutes to the city of Niort.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 3540 EUR et 5000 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 151 kWh/m2/an EMISSION DE GAZ 5 kgCO2/m2/an

Date de réalisation du diagnostic : 12/05/2025

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 436 800€ *
(* 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.georiques.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)

€436,800

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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