

**Reference:** N11014  
**Location:** Deux-Sèvres (79) - La Bataille  
**Type:** Farmhouse  
**Setting:** Hamlet  
**Bedrooms:** 4  
**Bathrooms:** 1  
**Habitable:** 112 m2  
**Land size:** 10 280 m2  
**Condition:** Significant work required  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** 3 Km  
**Pool:** No  
**Outbuildings:** Yes



Ancient detached farmhouse in an enclosed courtyard with substantial outbuildings on either side and surrounding land of 1 hectare - needs updating.

Hallway with beams. Lounge with fireplace, windows front and side, tiled floor and beams. Dining room with window to the rear and beams, Kitchen with door to the rear, tiled floor and basic kitchen with double sink. Three bedrooms. Shower room. Separate toilet. Boiler room. On the first floor is one bedroom with door and balcony to the front. 2 convertible attics (39m2 & 33m2) with windows and high sloping ceilings with beams and old wooden floors.

Old small house to renovate with 2 rooms downstairs one with original stone floor and fireplace. Attics above. Would make a great gîte.

Various outbuildings including garages, barns, workshop, and old farm buildings with attics above, hangar and wells.

3km from the market town of Chef Boutonne.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.  
(dont 7% TTC honoraires à la charge du vendeur)  
Price net vendor 110 000 €  
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€117,700

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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