



Jérôme Roulet - Capifrance

## Stone house

NEUVILLE DE POITOU (86)

**208 500 €**



119 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located in the dynamic town of NEUVILLE DE POITOU, I invite you to discover this house and its many outbuildings as well as its large plot of over 3,000 m<sup>2</sup> (rare in the area!) On the residential side, you will find a stone house (adjoining on one side) comprising, on the ground floor, a fitted and independent kitchen, a living room with fireplace, a bathroom, separate WC and hallways with cupboards. Upstairs, a landing leading to 4 bedrooms. Attic that can be converted to increase the living area. The land includes many outbuildings (garage, attics, buried cellar, boiler room, barns...) which can be useful for storage, DIY or for carrying out a manual and/or professional activity. Large plot with orchard, vegetable patch, chicken coops, enclosed courtyard. Quiet, set back from busy roads and without vis-à-vis. Want to know more? So contact me, together we will talk about your project. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,25% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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**NEUVILLE-DE-POITOU  
(86170)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 820521

Property type ..... Stone house

Year of construction ..... 1907

Exposure ..... S-E

View ..... Vue sur Jardin, sur Village

### SURFACES

Living space ..... 119 m<sup>2</sup>

Living room surface ..... 22 m<sup>2</sup>

Land surface ..... 3189 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 373

GES ..... 84

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



CAPIFRANCE  
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SAS au capital de 100.000 euros

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