



## Stone house

NEUVILLE DE POITOU (86)

**164 000 €**



66 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

NEUVILLE DE POITOU, Capifrance offers you, exclusively, this real estate complex comprising a 3-room house, 1 barn to convert into a dwelling (on 2 levels) and numerous outbuildings. All on a plot of approximately 3,100 m<sup>2</sup>, quiet, in the countryside and without vis-à-vis, at the exit of the village. The house has 2 bedrooms, a separate kitchen, a living room with fireplace, shower room, WC and cellar. All on one level. Possibility of converting part of the attic to increase the living space. On the exterior side, you will find a courtyard, a large garden and numerous outbuildings, all fully enclosed. Among the outbuildings, a barn (already partly converted) to be transformed into a dwelling on 2 levels (approximately 90 m<sup>2</sup> per level), a garage, an old stable, a workshop, old pig roofs, aviaries... and a large hangar of 130 m<sup>2</sup>. The land accessible from the house, but also independent, is fully enclosed and includes a vegetable patch, an orchard, a grass area to take full advantage of all outdoor activities. A set with great potential! Want to know more? I am waiting for you to talk to you about it and discuss your project with you. Only at CAPIFRANCE, I remain open to inter-agency. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,81% TTC du prix hors honoraires.

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)**

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 828465

Property type ..... Stone house

Exposure ..... S-W

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

### SURFACES

Living space ..... 66 m²

Living room surface ..... 19 m²

Land surface ..... 3100 m²

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 292

GES ..... 9

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... bois

Kitchen ..... aménagée