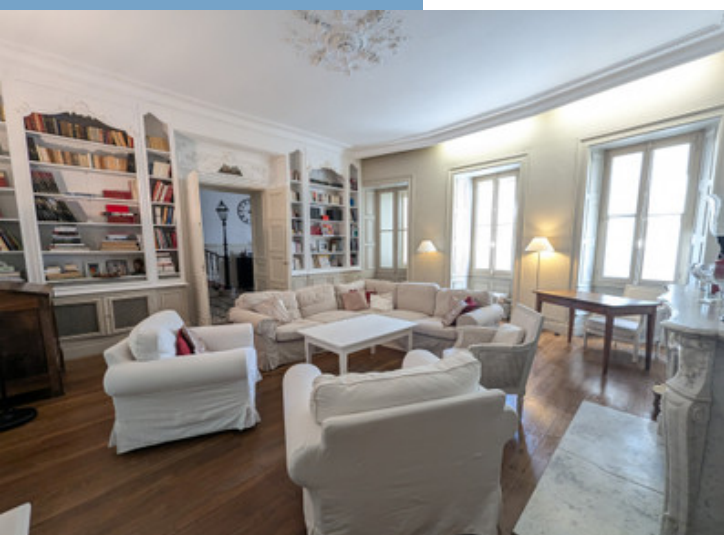




UNDER OFFER - MAGNIFICENT OLD PROPERTY  
COMPRISING A MAIN HOUSE, 3 APARTMENTS,  
AND A GARDEN

UNDER OFFER -  
MAGNIFICENT OLD  
PROPERTY COMPRISING A  
MAIN HOUSE, 3  
APARTMENTS, AND A  
GARDEN...



PROPERTY FACT FILE	
REFERENCE	A32492CAC79
PRICE	€ 971,850 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	538 m²
LAND	1195 m²
TOWN	Niort
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- Location in the city center
- Quiet environment
- Old world charm
- Beautiful renovation
- Different possible projects

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MAIN HOUSE, 3  
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In the heart of the city, a green setting for a large family home and three apartments, all in perfect condition, allowing for various projects.

## DESCRIPTIF

If you dream of a quiet life without having to give up the pleasures of a charming city on a human scale, this property is undoubtedly the one that will satisfy you. An hour from La Rochelle, two hours from Nantes International Airport, and less than 3 hours by train from Paris, this magnificent property will bring your family project to life or allow you to establish your investment program.

Nestled in the heart of downtown Niort, less than a 10-minute walk from the most beautiful market in France, you cross the monumental gate of this house and enter a charming garden without vis-à-vis, offering different relaxation areas.

A first building from the 17th century offers you a living space of 375 m². On the ground floor, there is a large reception room and a dining room that have retained their magnificent old features (moldings, wooden floors), as well as a functional kitchen.

A monumental staircase (or the elevator) takes you from the immense hall to the upper floors, where there are 6 bedrooms, an office, and 3 bathrooms.

Ground floor:

- Entrance: 23.51 m²
- Living room: 33.65 m²
- Dining room: 26.49 m²
- Living room: 11.09 m²
- Kitchen: 15.63 m²

1st floor:

- Bedroom 1: 17.55 m²
- Bedroom 2: 22.55 m²
- Bathroom 1: 7.04 m²
- Bathroom 2: 6.13 m²
- Bedroom 3: 26.22 m²
- Office: 12.54 m²

2nd floor:

- Bedroom 5: 12.54 m²
- Bathroom 3: 6.69 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32492CAC79>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

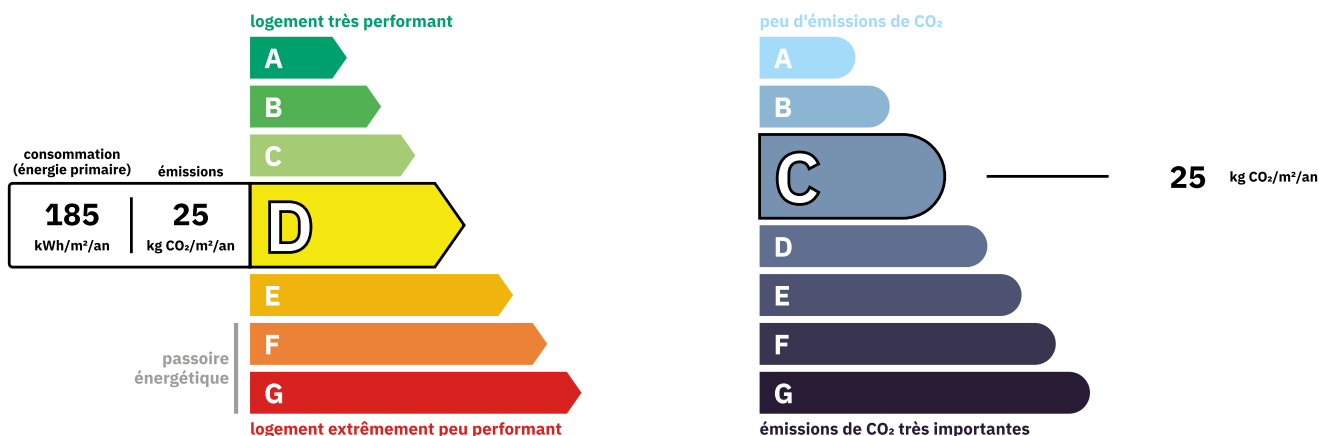
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OLD PROPERTY COMPRISING  
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 3580 € and 4930€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A32492CAC79  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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