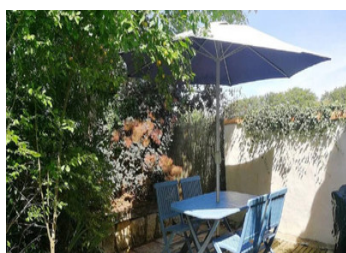


A fantastic opportunity to own a lovely farmhouse in the Deux Sevres countryside with three gîtes and pool



INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	9
Bath:	4
Floor:	328 m2
Plot Size:	2046 m2



IN BRIEF

This large stone house is on the edge of a small hamlet only a few minutes drive from the popular and bustling market town of Sauze Vaussais. The property benefits from a bright and airy lounge-dining room with an unusual wood panelled ceiling. There are three spacious bedrooms with vaulted ceilings.

Across a grass courtyard are three pretty two bedroomed gîtes. The properties sit on just over 2000m² of lawned gardens with a large swimming pool and wooden cabin.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

These properties are currently being run as a successful gîte business, consisting of a traditional three bedroomed farmhouse and three separate two bedroom gîtes, all with their own patio areas.

As well as the large living/dining room overlooking a pretty grassed courtyard, the main farmhouse benefits from a well appointed kitchen, downstairs WC, office and conservatory which leads out onto a covered outdoor eating area with a brick built BBQ.

Upstairs there is a master bedroom with en suite and built-in wardrobes, two further double bedrooms and a family bathroom.

All of the buildings have been recently re-roofed and there has been a new 8000L septic tank installed.

The grounds boast a large lawn set out as a children's play area leading to a 10 x 6m swimming pool with terraced surround and large pool house/cabin.

The ground floor.

Living/dining room 53 m² fitted and equipped with wood-burning stove

Kitchen 10 m²

Hallway 4.5 m²

WC 2 m²

Office 8 m²

Solarium 8 m²

Upstairs:

Large landing 14.8 m²

Bedroom 18 m²

En Suite 4.5m²

Bathroom 4.9 m²

Bedroom 18.4 m²

Bedroom 11 m²

Gîte la rose

LOCAL TAXES

Taxe foncière: 1738 EUR

Taxe habitation: EUR

NOTES