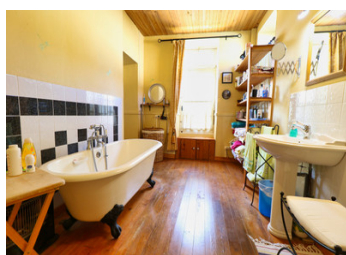


Former primary school comprising three apartments, outbuildings and enclosed garden. 1 km to amenities.



INFORMATION

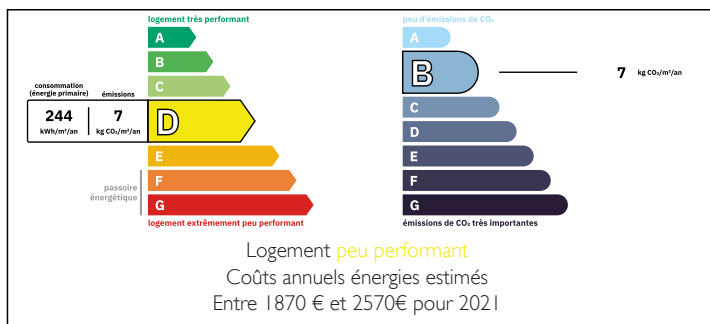
Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	9
Bath:	4
Floor:	280 m2
Plot Size:	4157 m2



IN BRIEF

There's lots to recommend in this large hamlet property, a former school, with plenty of space for your family, as well as income potential. The property comprises three 3 bedroom apartments: one covering the entire ground floor with two apartments above. One of the upstairs apartments has independent access and was previously rented out. The other is accessed from the interior, needs renovating and benefits from a super 89 m2 space beneath the eaves, which could also be used to expand the ground floor living space upwards and create a more traditional house. Each apartment has its own fosse, all of which conformed in 2017, and separate electrics and cellars. Both roofs have been redone in the last 15 years and are fully lined and boarded. Outside, there's a lovely garden with a parking area, two garages,...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1137 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Kitchen, 33.5 m², with wood burner.

Sitting room, 49 m², with parquet floor and wood burner.

Dining room/Veranda room, 53.5 m², originally the covered school play area, with concrete floor and access to one of the apartments.

Bedroom, 24 m², with dressing room area.

Bedroom: 12.5 m², off which is a large bathroom, 12m², with slipper bath, shower, WC and wash basin.

Small bedroom/study, 9 m².

Shower room, 6.5 m², with WC, hand basin and walk-in shower.

Cellar, 36.5 m².

First Floor:

Renovated apartment with independent entrance with access to the stairs and cellar, plus separate exterior gate to the road:

Living room, 18 m², with wood burner.

Kitchen, 8.7 m².

Three bedrooms: 17 m², 16 m², 13 m², two with handbasins.

Small shower room and separate WC.

Apartment to be renovated:

Living room with kitchenette, 25 m².

3 bedrooms (10 m², 9.5 m² and 9m²), the largest with en-suite shower room. WC.

Partially renovated 89 m² loft area, in two sections, with wooden floor and full height to the beams, offering the possibility of expand the living space. Ground floor cellar.

Outbuildings:

2 garages, both 21 m², one with ladder steps to the mezzanine above.

Hangar/Open barn.

Small outbuildings for storage and wood.

Garden.

Sauzé-Vaussais is a small town with local amenities