

Large five bedroomed house in the centre of Sauzé-Vaussais with garage and space for an office / studio



INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	194 m2
Plot Size:	697 m2

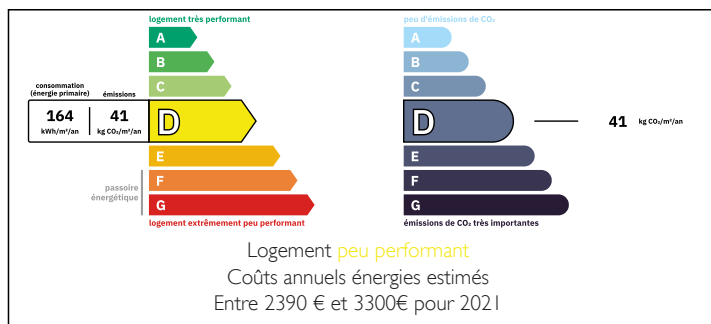


IN BRIEF

This spacious family home with business potential offers five bedrooms, an annexe which could be a studio let and a walled garden with covered terrace and garage.

Viewings essential.

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.



DESCRIPTION

Entering the property through a large porch 37m², the main house is to the right and the annexe to the left.

Main house :

Entrance 3m² with storage cupboard and access to the cellar 34m²

W.C. 1.4m²

Kitchen 12m² fitted with a selection of units.

Lounge 27m² french doors onto the garden and stairs (including a stair lift) to first floor

Upstairs (first floor)

Landing / passageway 19m² with storage cupboards

Bedrooms 15m², 18m², 16m², 18m², 16m²

Bathroom 12m² comprising of twin washbasins, bath and bidet.

W.C. 1.7m²

Second floor :

Loft space 81m² lowest beam height is 1.7m.

Two rooms to renovate 13m² and 17m²

Annexe :

Entrance 1.6m² with access to cellar 15m²

W.C. with hand wash basin 1.2m²

Two rooms 20m² and 13.5m² with french doors onto the garden

Outside :

Garage 89m²

Old stables 47m²

Covered terrace 59m²

Garden

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

LOCAL TAXES

Taxe foncière: 1716 EUR

Taxe habitation: EUR

NOTES