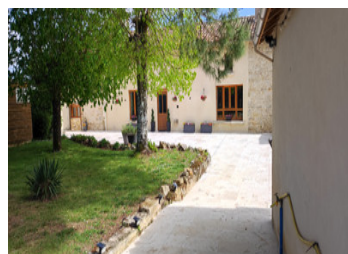


Beautiful three bedroom, three bathroom stone property with garage, garden and a hobby vineyard



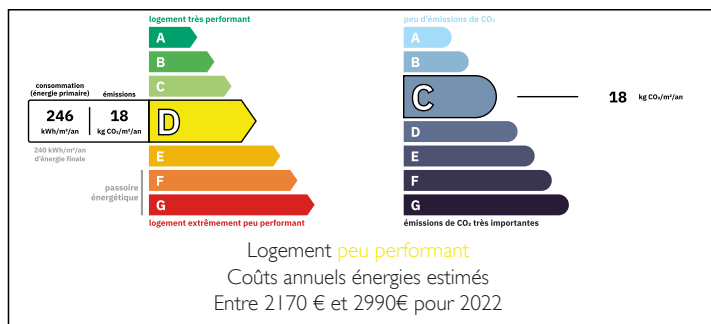
## INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	190 m <sup>2</sup>
Plot Size:	1939 m <sup>2</sup>

## IN BRIEF

Traditional stone farmhouse offering three bedrooms, three bathrooms and two reception rooms with quiet, private garden is looking for new owners. Situated between Sauzé Vaussais and Montjean, this property has a few bits of finishing works to complete the already stunning renovation. More photos are available and virtual tours for a first preview of what this property has to offer. Book your viewing today to avoid missing out on this real gem.

## 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

Entrance 3.6m<sup>2</sup>

Inner lobby area with storage cupboard 6.6m<sup>2</sup>

Lounge 19m<sup>2</sup> with wood burning stove serving the central heating system, which works in liaison with the oil fired boiler meaning the house is always comfortably warm.

Lounge 35m<sup>2</sup> with wood burning stove and bifolding doors on to the travertin terrace, second staircase to first floor

Kitchen 25m<sup>2</sup> fully fitted and equipped with oven, microwave, gas hob, extractor hood and american fridge/ freezer.

Utility area 4.8m<sup>2</sup> stairs to first floor

WC 3.3m<sup>2</sup> housing the water softener, wash basin and washing machine connections

Upstairs :

Landing / passageway 17m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Bathroom 7.7m<sup>2</sup> comprising of bath, walk-in shower, wash basin and WC

Bedroom 15m<sup>2</sup> with ensuite shower and WC 3.8m<sup>2</sup>

Bedroom 20m<sup>2</sup> with ensuite shower and WC 4m<sup>2</sup>

Outside : Garage with fitted cupboards for storage, electricity supply 16m<sup>2</sup>, small storage shed, hobby vineyard extensive travertin terrace, electric gates to driveway as well as a pedestrian gate to the side of the property. There is space for a swimming pool if wished.

The following items are included in the sale :

Samsung double fronted American style fridge freezer with water and ice dispenser

All white goods, washing machine, tumble drier, dishwasher integrated, additional chest freezer.

Hob, cooker, extractor, microwave all integrated.

Handmade chestnut dining table and chairs. Seats 6/8

1x leather sofa

1x fabric sofa

1x corner sofa

1x sleigh dark wood double bed

1x handmade chestnut double bed

Bunk beds

1x flat screen TV

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES