

Cute three bedroomed house with large garden, above ground pool, hangar, garage and barn

EXCLUSIVE



INFORMATION

Town:	Saint-Sauvant
Department:	Vienne
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	1561 m2



IN BRIEF

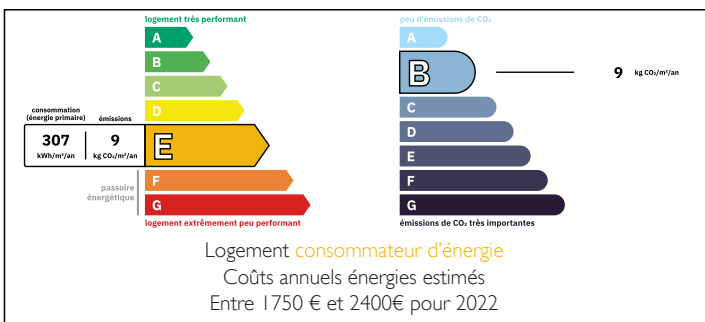
Nestled in the heart of a peaceful hamlet and surrounded by rolling farmland, this delightful property offers the perfect blend of rustic charm and convenience—just 34 minutes from Poitiers Airport!

Enter the home into a welcoming sitting room, featuring exposed beams and a woodburner that provides plenty of warmth. Off the sitting room, you'll find a generously sized ground-floor bedroom, ideal for guests or single-level living.

The dining room, also with a woodburner, leads into a charming kitchen and a shower room. A door from the kitchen opens into a substantial barn, perfect for storage or potential development (subject to permissions).

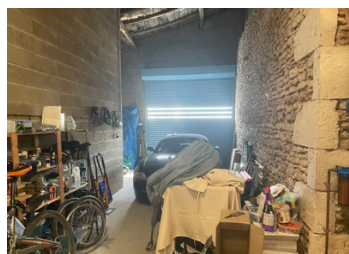
Upstairs, there are two further bedrooms and a toilet with sink, providing comfortable accommodation for family or visitors.

ENERGY - DPE



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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: 201 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Outside, the property continues to impress with a garage, an open hangar, and a traditional bread oven. Enjoy sunny days in the above-ground pool or explore your own private woodland at the end of the large garden.

This is a rare opportunity to own a character-filled French home in a tranquil setting with excellent access to transport links and amenities.

Measurements

Ground floor:

Dining room 29.32m²

Sitting room 27.79m²

Kitchen 20.97m²

Bedroom 19.90m²

Shower room 4.97m²

First floor:

Bedroom one 26.43m²

Bedroom two 13.67m²

Toilet and sink 3.53m²

Cellar

Attached barn 61.63m²

Hangar 34.59m²

Garage 17.08m²

Bread oven

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