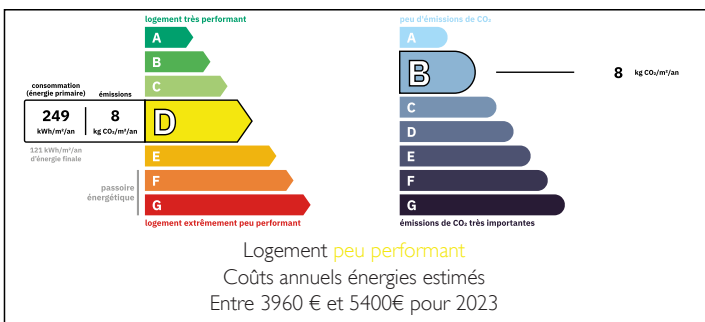


Stylish character property, total 6 bedrooms gardens, pool, outside entertainment space and income potential.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Sainte-Soline
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	275 m <sup>2</sup>
Plot Size:	2145 m <sup>2</sup>

## IN BRIEF

Beautifully presented property comprising two houses, gardens, swimming pool, outside entertaining spaces and outbuildings, situated in a lovely village location just a few kilometres from the market town of Lezay, with its comprehensive amenities and a popular weekly market.

Situated at the end of a no through lane, this imposing property has been sympathetically renovated and updated by the current owners, to create a really comfortable and beautiful home. Benefits include underfloor electric heating in both kitchens, double glazing, mains drainage, in-ground pool, parking for several vehicles including camping car (up to 7m length), fully equipped 'maison d'amis' with its own private entrance.

The various outbuildings include a barn with mezzanine suitable for use as an artist studio, workshop, garage, hangar, wood store. There are

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

Situated in a quiet village location, at the end of a 'no through' lane, you will find this imposing character property. The updating of the interior has been very well thought through to create charming and comfortable rooms, giving access to the gardens, terraces and in-ground pool.

The main house accommodation comprises, to the ground floor :

Spacious entrance hall (20m<sup>2</sup>) giving access to all ground floor rooms, ideal office space if required.

Kitchen/Dining Room (60m<sup>2</sup>) A stunning light and airy room with high ceilings and plenty of character features, underfloor electric heating, door to gardens. Access to laundry room (10m<sup>2</sup>) and cloakroom (4m<sup>2</sup>).

Summer Lounge/Dining Room (35m<sup>2</sup>) wooden floor, wood burning stove, double doors leading directly onto large covered terrace. Staircase leading to :

Mezzanine bedroom and shower room (20m<sup>2</sup>)

Salon (28m<sup>2</sup>) a really cosy room with feature fireplace and wood burning stove. Staircase leading to :

Landing

Two Bedrooms (20m<sup>2</sup> and 9m<sup>2</sup>) bright and stylish with wooden floors

Bathroom (11m<sup>2</sup>) with freestanding bath, large 'Italian' shower, double wash basin vanity unit, wc.

Staircase leading to second floor bedrooms (9m<sup>2</sup> and 11m<sup>2</sup>)

Second House

## LOCAL TAXES

Taxe foncière:	1694 EUR
Taxe habitation:	EUR

## NOTES