

6 Bedroom detached stone farm house with swimming pool and sauna, business potential, outbuildings and garden

EXCLUSIVE

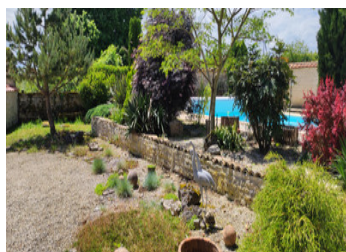


INFORMATION

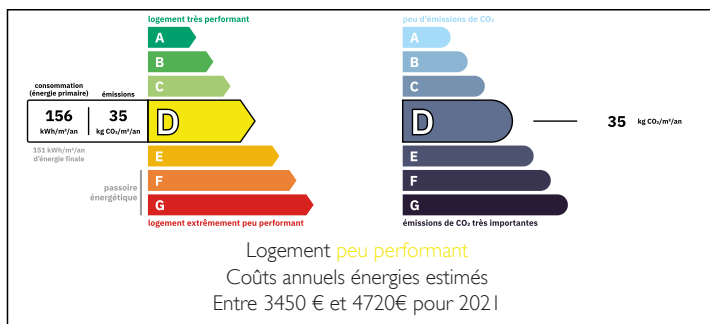
Town:	Chaunay
Department:	Vienne
Bed:	6
Bath:	4
Floor:	312 m2
Plot Size:	9248 m2

IN BRIEF

Wow ! Beautifully renovated to a very high standard, this property offers space, comfort, quality and individuality. Double glazed-even the outbuildings, centrally heated, conforming fosse, heated swimming pool, sauna, workshop, guest accomodation and outbuildings to renovate if you wish. Fully enclosed courtyard and garden, workshop, barns and land. Views across the countryside.

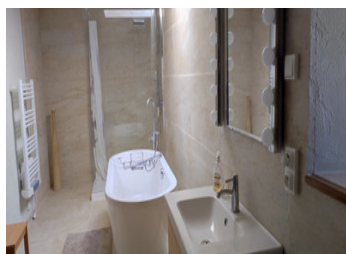
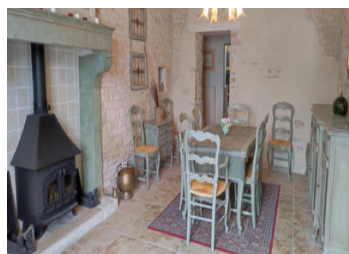


ENERGY - DPE



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

In more detail :

Entrance 19m² with flagstone floor and stairs to first floor.

Dining room 26m²

Lounge 38m² pellet burning stove

Shower room 4m² comprising of shower, wash basin and W.C.

Side entrance 3m²

Craft room / bedroom 17m²

Passageway 4m² with storage cupboards.

Laundry 7m² with sink and connections for washing machine

W.C.

Bedroom 1, 19m²

Kitchen 28m² fully fitted and equipped .

Larder / store room 16m²

Upstairs :

Landing 4m² with airing cupboard 3m²

Master bedroom suite : bedroom 17m², dressing room 23m² and ensuite 14m² with roll top bath, walk in shower, wash unit and W.C.

Mezzanine 24m²

Bedroom 3, 12m²

Bedroom 4, 9m²

Room /small bedroom 7m²

Bathroom 5m² comprising of bath with shower over, wash basin and W.C.

Outside :

Boiler room 13m² housing the central heating boiler, oil tank, water softener and the pool heater.

Sauna / shower room and W.C. 20m²

Storage sheds 6m², 5m², 4m²

Pool pump house 5m² with automatic doser

Workshop 42m² with a first floor area of 32m²

Covered terrace 2, 30m²

Guest room 20m² with ensuite bathroom 4m² comprising of bath with shower over, wash basin and W.C.

Barn 140m² with mezzanine 60m²

LOCAL TAXES

Taxe foncière: 1579 EUR

Taxe habitation: EUR

NOTES