

Charming 3 Bedroom Stone Village House with Workshop, Garage, Gardens & Expansion Potential

EXCLUSIVE



INFORMATION

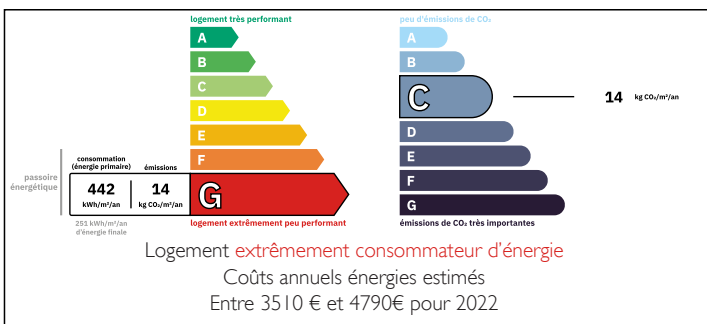
Town:	Vausseroux
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	133 m ²
Plot Size:	1655 m ²

IN BRIEF

Delightful 3-bedroom stone house in the heart of a village with private gardens, workshop, and large garage. Features a spacious living room with woodburner, large dining kitchen, downstairs bedroom, bathroom, utility, and storage rooms. Upstairs offers two generous bedrooms with original oak floorboards and attic access with potential for conversion (subject to permission). Recently double-glazed and on main drainage. Village amenities include a restaurant, shop, and hairdresser. Just 20 mins from Parthenay and 45 mins from Poitiers with airport and train links to Paris.



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

Situated in the heart of a picturesque village, this characterful stone house combines original features, modern updates, and excellent potential for expansion. The property is attached to a neighbouring house yet enjoys private gardens, providing a peaceful retreat in a central location.

The accommodation features a spacious living room with an insert woodburner, a large dining kitchen, and a downstairs bathroom, separate toilet, and utility room. On the ground floor, there is also a double bedroom and two storage rooms with attic space. Upstairs, two generous bedrooms retain their original old oak floorboards, with a staircase leading to the attic offering potential for conversion (subject to planning permission).

Recent improvements include double glazing throughout and the property is connection to main drainage, ensuring comfort and convenience. Outside, a detached workshop and large garage provide space for hobbies, storage, or further development. There is also ample scope to expand the property, including converting the attic and outbuilding into additional living accommodation (subject to permissions).

The village offers essential amenities including a restaurant, shop, and hairdresser, and the property is conveniently located just 20 minutes from Parthenay and 45 minutes from Poitiers, with its airport and direct train links to Paris.

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

LOCAL TAXES

Taxe foncière:	721 EUR
Taxe habitation:	EUR

NOTES