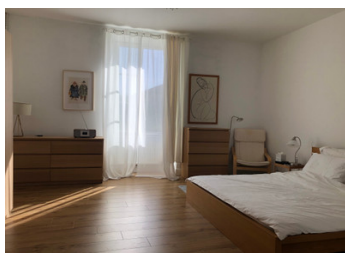


Charming Stone family Property with Premium Features, garden and barn in the center of Sauze Entre Bois



INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	260 m ²
Plot Size:	420 m ²



IN BRIEF

Charming Stone Property with Premium Features – 260 m²

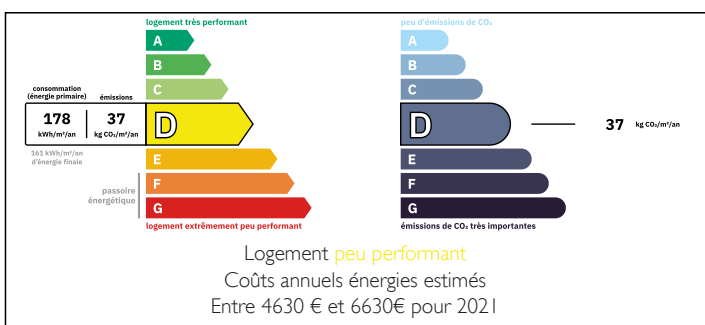
Sure to be love at first sight for this magnificent and spacious family home. Offering 260 m² of living space, it beautifully combines period charm with modern comforts.

Ground Floor: A grand and welcoming entrance hall leads to a superb, light-filled 50 m² living room complete with a cosy wood-burning stove, a convivial dining room, and a fully-fitted kitchen.

1st Floor: The sleeping quarters comprise 3 generous bedrooms (including a master suite), a home office for remote working, a bathroom, a separate shower room, and a separate WC.

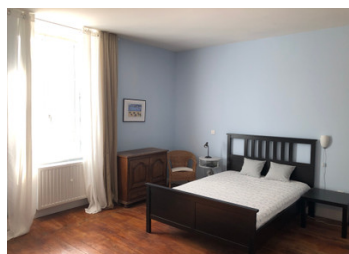
2nd Floor: A massive 100 m² convertible loft space, offering exceptional potential (additional bedrooms,

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.



LOCAL TAXES

Taxe foncière: 1428 EUR

NOTES

DESCRIPTION

Located in the heart of Sauzé-Vaussais, in a quiet and sunny area, this property in excellent condition can just as well be suitable for a second home as a main residence with a large family.

It is composed as follows

On the ground floor

- a large entrance of 27m²
- a dining room : 24m²
- an equipped kitchen : 22m²
- a large living room : 53m²
- WC: 3m²
- laundry room : 9m²

First floor:

- a large landing of 20m²
- bedrooms 1 : 16m²
- bedroom 2 : 22m²
- a parental suite : 25m²
- an office : 14m²
- a bathroom : 9m²
- a shower room : 7m²
- a toilet : 3m²

On the second floor a large convertible attic of 100m².

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