

Stunning 5 bedroom detached property with heated in ground pool and self-contained gite on two acres of land.



INFORMATION

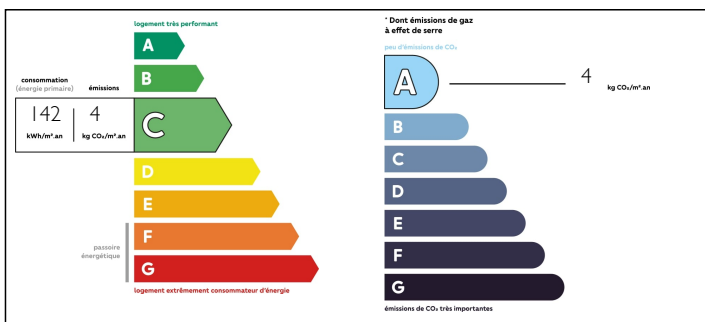
Town:	Saint-Aubin-le-Cloud
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	340 m2
Plot Size:	7388 m2

IN BRIEF

This substantial and beautifully renovated property set in just under 2 acres of grounds is full of character whilst offering the best in modern convenience. Day to day amenities are available in nearby Saint-Aubin-le-Cloud which has a supermarket, pharmacy bar, post office and new medical centre. A full range of services and amenities is available a 10 minute drive away in Parthenay. Turning to the property itself, the rooms are spacious and airy with plenty of natural light and decorated to the highest standard. Outside, the heated pool is surrounded by an extensive and well-maintained terrace while the remainder of the grounds is divided between a generous driveway, gardens and a large paddock with views across the open countryside. Separate from the main house, a spacious and comfortable gite offers additional accommodation for guests. The house and gite are double-glazed throughout and benefit from a state-of-the-art wood pellet boiler. Details of



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

GROUND FLOOR:

Kitchen 19m²
Dining room 32m²
Living room 41m²
Games room 24m²
2nd Living room/snug 16m²
Bedroom 17.5m² with en suite
Utility room 12.5m²
Cloakroom with WC

FIRST FLOOR:

Landing 9m²
Office 9m²
Bedroom 15m²
Bedroom with en suite 18m²
Bedroom with en suite and walk-in wardrobe 42m²
Master bedroom with en suite bathroom and walk-in wardrobe 50m²

LOCAL TAXES

Taxe foncière: 1 600 EUR

OUTSIDE:

Remote-controlled electric gates opening onto a paved driveway .
Gite (open plan) 70m²
Heated in-ground pool with pool house and electric cover
Boiler room
Toolshed
2 Orangeries
Garage
Garden
Fenced paddock with shelter
Well

NOTES

The gite benefits from underfloor heating and electric shutters.

The septic tank conforms to current standards. Mains and well water are both connected with plumbing to enable the selection of one or the other via an inline water softener.

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