

Lovely and spacious four bedroom country house set in beautiful grounds profiting from solar panels, roof recently renovated, swimming pool and wonderful views across the landscape. ...



INFORMATION

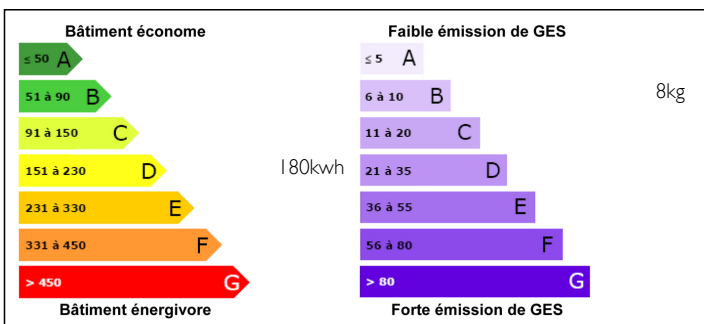
Town:	AUBIGNE
Department:	Deux Sevres
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	2300 m2



IN BRIEF

Beautifully renovated and spacious country house with in ground swimming pool. The house comprises four bedrooms, one of which has an en suite shower room, family bathroom and benefiting from Photovoltaic solar panels. Wonderful large and secluded garden with established trees and flowers, veranda for summer entertaining by the pool, pool house, hangar, attached garage, wooden cabin and wonderful views across the landscape. Opportunity to acquire a neighboring four bedroom property. Situated in a peaceful village yet close to all amenities.

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

Large entrance hallway (13.54 m²) with tiled floor.
Lounge/dining room (42.94 m²) with original fireplace with insert, double doors opening to courtyard and garden. A door leads to a cupboard and small cellar below.

Kitchen (21.53 m²) with tiled floor and fitted units.
Door to utility area (3.8 m²) with hot water tank and plumbing for washing machine.

Door from the kitchen leads to the attached garage (40 m²) with first floor loft area.

Downstairs WC.

Stairs from hallway to the first floor landing (7.35 m²).

Bedroom 1 (18.16 m²) double window, built in mirrored wardrobe and en-suite bathroom (3.5 m²) with shower and double sink.

Bedroom 2 (13.64 m²) Bedroom 3 (13.35 m²)
Bedroom 4 (18.47 m²) all with large double windows with views to swimming pool and garden.
Bathroom (7.9 m²) with tiled floor, shower, double sink, built in cupboard and velux window giving lots of natural sunlight.

Separate WC.

From the downstairs hallway there is a door to an attached building which is included and is ideal for renovation subject to the relevant planning permission.

Gated entrance to the property leads to the house and grounds.

There is a hangar, ideal for additional parking if required, a pool house including changing room, and a covered terrace area ideal for al-fresco dining which is next to the secure and private delightful swimming pool area.

The town center of Chef Boutonne is 7.9 kms with supermarkets, chemists, post office, newsagents, restaurants, schools, local market every Saturday and swimming pool in...

LOCAL TAXES

Taxe foncière: 704 EUR

Taxe habitation: 610 EUR

NOTES