

Delightful stone cottage standing in 1.5 acre garden and grounds close to Sauzé Vaussais



INFORMATION

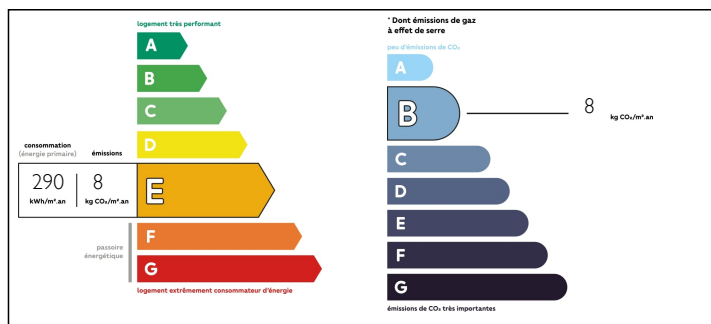
Town:	Pliboux
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	6659 m2

IN BRIEF

Situated on the edge of a small village near to the market town of Sauzé Vaussais. Lovely three bedroom cottage with outbuildings and 1.5 acre garden.

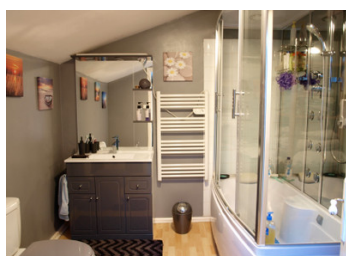


ENERGY - DPE



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: 542 EUR

NOTES

DESCRIPTION

Its setting back from the village lane gives this house a sense of privacy. As it is situated within its plot the outlook is directly over its own garden.

Enter directly into the substantial farmhouse kitchen which is fitted with a range of units, tiled floor, exposed beams, lovely original stone potager and fireplace. Door leading into the very large living room with dining area - originally two rooms, so there are two fireplaces, feature original in wall cupboard, exposed beams, feature stone walls, staircase to first floor, door to rear leading into an attached barn which lends itself well to being converted into additional living accommodation.

On the first floor : large main bedroom with en suite bathroom, smaller bedroom and a large area which could be divided to provide a further two bedrooms or just left as a generous sized bedroom/living room.

There are a range of outbuildings including the original animal buildings, a more recently constructed cow shed 100m² and the remains of a stone built barn which would make a lovely walled garden/terrace.

There is ample parking, formal garden to the front and additional land to the side and rear.

Sauzé Vaussais 4km, access to the RN10 10 minutes, Poitiers 50 minutes for main line TGV rail travel, motorway access and airport with flights to the UK.

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