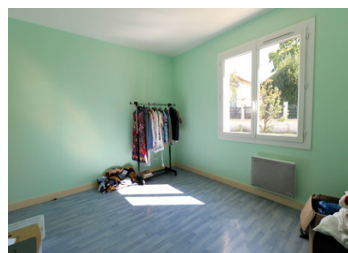
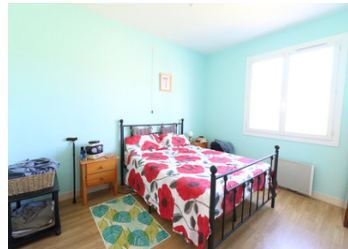


OFFER ACCEPTED: Single storey 3 bedroom house with large barns and outbuilding, garden and separate field.



INFORMATION

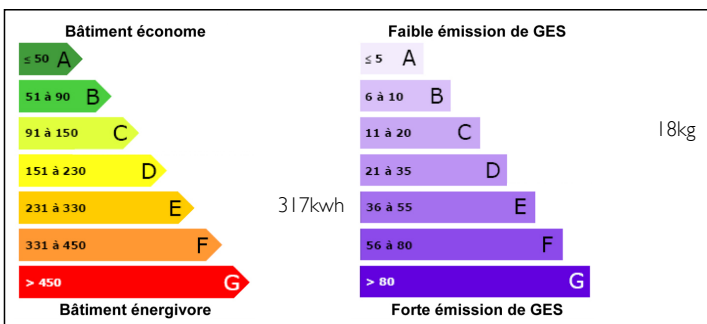
Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	79 m2
Plot Size:	4981 m2



IN BRIEF

Great opportunity to purchase a single storey house (70m2) with 3 bedrooms, lounge, kitchen and bathroom in a pleasant hamlet setting just outside the small town of Sauzé-Vaussais which has a large supermarket on its outskirts. It offers double glazing and electric wall heaters. There are several barns and outbuildings on the main plot of land with repairs needed to some of the roof areas.

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

Hallway, 9 m²,
Kitchen, 12 m²,
Lounge, 18 m²,
3 bedrooms (13 m², 10 m² and 9 m²),
Bathroom, 6 m².
Separate WC.

Adjoining front barn, 80 m².
Side section of barns (including a Storeroom linked via the kitchen), 80 m².
Lower barns in 3 sections (total 350 m²) plus shed, 140 m².
Small front garden.
Separate field a little further up the road.

Sauzé-Vaussais is a small town with local amenities including post office, bakery, banks, cafes/bars, restaurant with a large supermarket on the outskirts. 15km to Ruffec for all services including rail and hospital and only a few minutes' drive from the RN10. Good airport links: Poitiers (45 mins), Limoges or La Rochelle (both 1 hour, 35 mins). Fast TGV rail link to Paris from the historic city of Poitiers. The delightful cities of Niort and Angouleme are also within an hour's drive.

LOCAL TAXES

Taxe foncière: **689 EUR**

NOTES