

Ref: A10143

Price: 344 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (325 000 EUR without fees)

#### A fantastic opportunity to own a lovely farmhouse in the Deux Sevres countryside with 3 gîtes and pool



## INFORMATION

Town: Caunay

Department: Deux-Sèvres

Bed:

Bath:

Floor: 328 m<sup>2</sup> Plot Size: 2046 m<sup>2</sup>













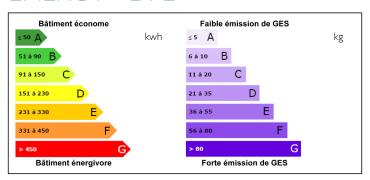




# IN BRIEF

This large stone house is on the edge of a small hamlet only a few minutes drive from the popular and bustling market town of Sauze Vaussais. The property benefits from a bright and airy lounge-dining room with an unusual wood panelled ceiling. There are three spacious bedrooms with vaulted ceilings Across a grass courtyard are 3 pretty two bedroomed gîtes. The properties sit on just over 2000m<sup>2</sup> of lawned gardens with a large swimming pool and wooden cabin

### **FNFRGY - DPF**



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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.





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### LOCAL TAXES

Taxe foncière:

1738 EUR

### **NOTES**

### DESCRIPTION

These properties are currently being run as a successful gîte business, consisting of a traditional 3 bedroomed farmhouse and 3 separate two bedroom gîtes, all with separate patio areas

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As well as the large living/dining room overlooking a pretty grassed courtyard, the main farmhouse benefits from a well appointed kitchen, downstairs WC, office and conservatory which leads out onto a covered outdoor eating area with a brick built BBQ.

Upstairs there is a master bedroom with en suite and built-in wardrobes, two further double bedrooms and a family bathroom.

All of the buildings have been recently re-roofed and there has been a new 8000L septique tank installed

The grounds boast a large lawn set out as a children's play area leading to a  $10 \times 6$ m swimming pool with terraced surround and large pool house/cabin.

The Ground floor.

Living/Dining room 53 m2 fitted and equipped with wood-burning stove
Kitchen 10 m<sup>2</sup>

Hallway 4.5 m<sup>2</sup> WC 2 m<sup>2</sup>

Office 8 m<sup>2</sup>

Solarium 8 m<sup>2</sup>

Upstairs:

Large landing 14.8 m<sup>2</sup>
Bedroom 18 m<sup>2</sup>
En Suite 4.5m<sup>2</sup>
Bathroom 4.9 m<sup>2</sup>
Bedroom 18.4 m<sup>2</sup>
Bedroom 11 m<sup>2</sup>

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