

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:	9
Bath:	4
Floor:	328 m2
Plot Size:	2046 m2

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 2000m² of lawned gardens with a large swimming pool and wooden cabin.



ENERGY - DPE



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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.



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

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 septic tank installed

The grounds boast a large lawn set out as a children's play area leading to a 10 x 6m 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 m²

Hallway 4.5 m²

WC 2 m²

Office 8 m²

Solarium 8 m²

Upstairs:

Large landing 14.8 m²

Bedroom 18 m²

En Suite 4.5m²

Bathroom 4.9 m²

Bedroom 18.4 m²

Bedroom 11 m²

LOCAL TAXES

Taxe foncière: **1738 EUR**

NOTES