

4 bedroom house, swimming pool, meadow and wood, outbuildings. Beautiful environment

EXCLUSIVE



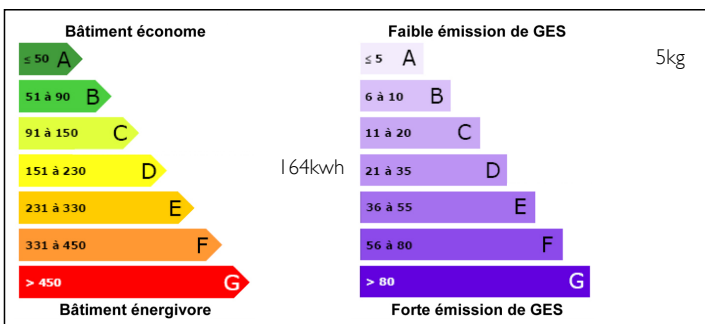
INFORMATION

Town:	Lezay
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	150 m ²
Plot Size:	13000 m ²

IN BRIEF

Beautiful large property without neighbours. Totally renovated by professionals, with a nice layout, bedroom and beautiful bathroom and shower on the ground floor. Beautiful outbuildings. Everything is in very good condition, and the roof has been redone. Beautiful swimming pool, magnificent meadow, woods and enclosed parks. A very pleasant property at a reasonable price. Rare !

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

Ground floor:

- Entrance to kitchen - dining room and living room with insert, 52 m2.
- Beautiful bedroom 16 m2.
- Bathroom and shower with twin basins, spacious and recent.
- Large laundry room and storage space of approximately 40 m2.
- Opening on to an old forge in its original state could become an extension (gite - gym etc...).

On the 1st floor:

- Landing of 17 m2.
- Bedroom of 16 m2 with a shower room and WC.
- Bedroom of 12.50 m2.
- Bedroom of 11 m2.
- Bathroom.
- WC.

- All windows have mosquito nets.
- Double glazing with tiles design and brass design (nice faction)
- Central heating by heat pumps
- Pool house in one of the small outbuildings
- Covered summer lounge area with a bread oven
- small roofs
- stables
- large and beautiful barns, wide possibility for automobiles

- Large park, 400-year-old oak, island and exotic plants
- fully enclosed park for animals.
- little wood.
- 10 x 4 m swimming pool with cover
- nice long entrance
- gravelled surroundings
- Well

Annual Property tax 900.-- euros

LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES