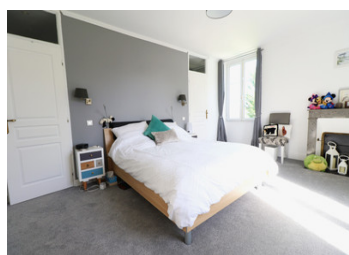


**OFFER ACCEPTED: Fabulous 9 bedroom property with gite, studio, pool and business potential.**



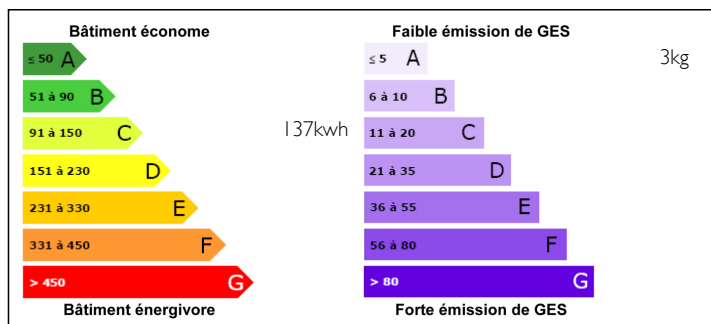
## INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	9
Bath:	4
Floor:	370 m2
Plot Size:	3976 m2

## IN BRIEF

**OFFER ACCEPTED:** This super nine bedroom property offers masses of living space to entertain your family and friends, with the added opportunity to continue an existing summer rental gite business. The handsome main house has three bedrooms and two bathrooms combining traditional features with a bright modern feel. The stone annexe includes a gite with six bedrooms and two bathrooms. In addition, there's a separate studio with a games room and gym for you to enjoy, plus a semi in-ground pool, a covered terrace for the evenings, and even an old sauna which could be re-conditioned. The garden is large and private with several points of interest and a separate area beyond the pool, which would make a great potager. There's even a small workshop. Opportunity to purchase the furniture. All in all a super find, just a few kilometers from amenities at Sauze-Vaussais and Ruffec.

## 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: 1405 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE

#### Ground Floor:

Entrance hall (13.4 m<sup>2</sup>) with feature staircase and cellar beneath, 12.5 m<sup>2</sup>.

Living room with woodburner and double aspect windows, 20.6 m<sup>2</sup>.

Dining room with woodburner and store room, 27.3 m<sup>2</sup>.

Fitted kitchen, 13.4 m<sup>2</sup>.

Utility room with access to front garden, 4.7 m<sup>2</sup>, and downstairs WC (2 m<sup>2</sup>).

#### First Floor:

Landing, 12 m<sup>2</sup>.

Master bedroom (21.3 m<sup>2</sup>) with ensuite shower room with WC (6 m<sup>2</sup>) and separate dressing room (3.5 m<sup>2</sup>).

Two bedrooms, 13 m<sup>2</sup> and 9.7 m<sup>2</sup>.

Separate bathroom, 3.4 m<sup>2</sup>.

### ANNEXE/GITE

Large traditional country cottage kitchen, 30m<sup>2</sup>.

Living room with beams and woodburner, 32m<sup>2</sup>.

Two stairways, each with storage and a bathroom comprising, shower, handbasin and WC. Each staircase leads a landing with 3 bedrooms.

Gite bedroom sizes: 13.5, 12.2, 11.3, 11.1, 9.2 and 8.7 m<sup>2</sup>.

### STUDIO

Stairs to a separate first floor studio of 68 m<sup>2</sup> of floorspace, current used as a games room. The space includes a kitchenette, WC and separate small room with a partition wall.

Beneath the studio is a fitness room, 37.8 m<sup>2</sup>.

### EXTERIOR

Workshop, 32.5 m<sup>2</sup>.

Covered terraced area with sauna (not currently