

Charming gîte complex: 4 houses, heated pool, set in a peaceful and charming location.



INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	9
Bath:	4
Floor:	328 m2
Plot Size:	2046 m2

IN BRIEF

Experience the perfect holiday retreat at this charming gîte complex in the heart of Nouvelle-Aquitaine, just minutes from the lively market town of Sauze Vaussais.

The spacious stone main house offers a bright and airy lounge-dining area, a fully equipped kitchen, a cozy downstairs seating space, and a private veranda. Upstairs, three generous bedrooms and two bathrooms provide comfort for families or groups.

Across a sunlit courtyard, three independent two-bedroom gîtes each feature their own kitchen and bathroom, offering privacy and flexibility for multiple families or friends traveling together.

Set on over 2,000m² of beautiful gardens, the property boasts a 11 x 5,5 heated swimming pool and a wooden cabin, ideal for relaxation or outdoor activities.

Perfect for a peaceful getaway, this family-friendly



ENERGY - DPE

DPE not required.

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

Layout of 'La Chataigne' main house :

Ground Floor :

- Living/Dining Room: 53 m² with fireplace
- Kitchen: 10 m²
- Hallway: 4.5 m²
- WC: 2 m²
- Office: 8 m²
- Conservatory: 8 m²

First Floor :

- Landing: 14.8 m²
- Master Bedroom: 18 m² with en suite 4.5 m² shower room with toilet
- Bedroom 2: 18.4 m²
- Bedroom 3: 11 m²
- Family Bathroom: 4.9 m²

LOCAL TAXES

Taxe foncière: 2184 EUR

Gîte 'La Rose':

Ground Floor :

- Lounge/Kitchen/Dining: 25 m²

First Floor :

- Bedroom 1: 12.5 m²
- Bedroom 2: 9.5 m²
- Shower Room: 7 m²

Gîte 'Le Tournesol':

Ground Floor :

- Lounge/Kitchen/Dining: 34 m²
- Corridor: 1.2 m²
- Shower Room: 3.6 m²

First Floor :

- Bedroom 1: 14.2 m²
- Bedroom 2: 14.5 m²

Gîte 'La Lavande':

Ground Floor :

- Lounge/Kitchen/Dining: 34 m²
- Bathroom: 5.6 m²

First floor :

- Bedroom 1: 15 m²
- Bedroom 2: 14 m²

Exterior & Amenities:

NOTES