LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36445DCO79 Price: 188 900 EUR

agency fees included: 8 % TTC to be paid by the buyer (174 908 EUR without fees)

Beautiful three bedroom, three bathroom stone property with garage, garden and a hobby vineyard















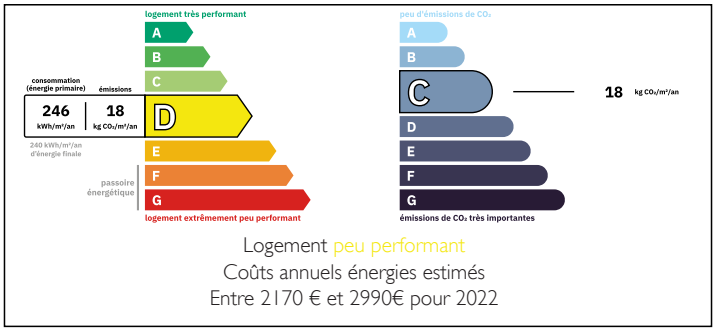
INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	1939 m2

IN BRIEF

Traditional stone farmhouse offering three bedrooms, three bathrooms and two reception rooms with quiet, private garden is looking for new owners. Situated between Sauzé Vaussais and Montjean, this property has a few bits of finishing works to complete the already stunning renovation. More photos are available and virtual tours for a first preview of what this property has to offer.
Book your viewing today to avoid missing out on this real gem.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2170 € et 2990€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**1010 EUR**

NOTES

DESCRIPTION

Entrance 3.6m²
Inner lobby area with storage cupboard 6.6m²
Lounge 19m² with wood burning stove serving the central heating system, which works in liaison with the oil fired boiler meaning the house is always comfortably warm.
Lounge 35m² with wood burning stove and bifolding doors on to the travertin terrace, second staircase to first floor
Kitchen 25m² fully fitted and equipped with oven, microwave, gas hob, extractor hood and american fridge/ freezer.
Utility area 4.8m² stairs to first floor
WC 3.3m² housing the water softner, wash basin and washing machine connections
Upstairs :
Landing / passageway 17m²
Bedroom 16m²
Bathroom 7.7m² comprising of bath, walk-in shower, wash basin and WC
Bedroom 15m² with ensuite shower and WC 3.8m²
Bedroom 20m² with ensuite shower and WC 4m²
Outside : Garage with fitted cupboards for storage, electricity supply 16m², small storage shed, hobby vineyard extensive travertin terrace, electric gates to driveway as well as a pedestrian gate to the side of the property. There is space for a swimming pool if wished.
The following items are included in the sale :
Samsung double fronted American style fridge freezer with water and ice dispenser
All white goods, washing machine, tumble drier, dishwasher integrated, additional chest freezer.
Hob, cooker, extractor, microwave all integrated.
Handmade chestnut dining table and chairs. Seats 6/8
1x leather sofa
1x fabric sofa
1x corner sofa
1x sleigh dark wood double bed
1x handmade chestnut double bed
Bunk beds
1x flat screen TV