

UNDER OFFER Detached 3/4 bedroom stone farm house in quiet location offering just under 14.5 acres of land

EXCLUSIVE

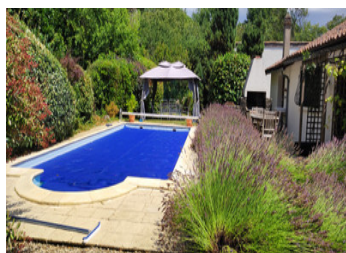


INFORMATION

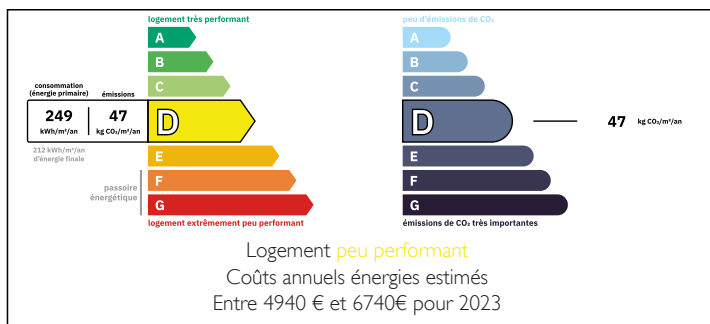
Town:	Caunay
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	226 m2
Plot Size:	58387 m2

IN BRIEF

This detached and spacious three bedroom house , one of which is on the ground floor, is set in a quiet hamlet with no overlooking neighbours. With nearly 14.5 acres of land, both pastures and woodland, keeping horses or a small holding would be possible. A heated pool with patio and BBQ area allows relaxing time and with a separate guest bedroom maybe a little B&B venture, the options here are numerous.



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.



DESCRIPTION

Lounge / Dining room 59m² with insert woodburning stove
 Office / Bedroom 21m² with ensuite shower room 3m² and separate WC 1m²
 Kitchen 13m² fitted and equipped with oven, induction hob and extractor hood
 Breakfast room 9m² leading to laundry / boiler room 5m² with connections for the washing machine
 Entrance 10m² with stairs leading to the first floor
 Utility / pantry 6m² leading to W.C. 2m² and door back into the lounge

Upstairs :

At the top of the stairs to the left is a storage / mezzanine area 12m² and to the right a storage area of 6m²
 Landing 2m²
 Bathroom 5m² with corner bath, two wash basins and a WC
 Bedroom 15m²
 Master bedroom 25m² leading to a conservatory style room 28m² which has off of it a shower room with wash basin and WC 3.5m²

Outside :

Garage with pool pump 19m²
 Guest room 12m² with ensuite wet room and WC. Under this room is a cellar
 Garage 19m² housing the oil tank for the central heating
 Lean to shed on the back of the garage, ideal for gardening equipment storage 16m²

Swimming pool 9 x 4, heated, with patio & BBQ area

This property benefits from an outside shower , and sink. It is not overlooked, therefore very private and with plenty of land for horses. Wooded areas, ideal for maintaining for your log supply

LOCAL TAXES

Taxe foncière: 1540 EUR

NOTES