

Detached stone house offering 4/5 bedrooms & 4 bathrooms, one of each on the ground floor, pool and garden.



INFORMATION

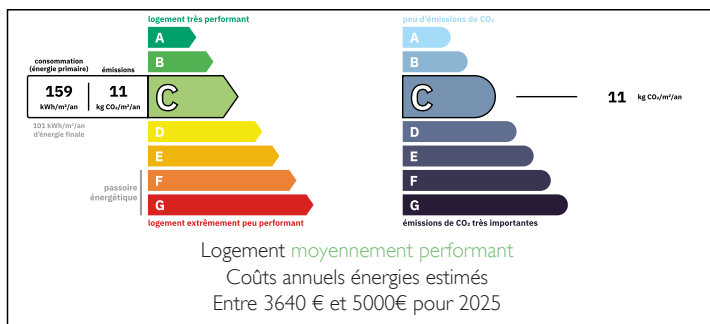
Town:	Lorigné
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	287 m2
Plot Size:	3390 m2



IN BRIEF

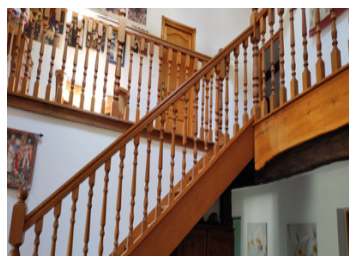
This detached 4/5 bedroom property is situated in a quiet location in the commune of Lorigné just a short drive away from amenities in Sauzé-Vaussais. This house offers the possibility of splitting the ground floor to make a small separate lodging, either for a family member or for rental potential. Ready to move into, with a private, not overlooked garden and pool area, if you are looking to relocate to a property where you can unpack your cases and enjoy life, this property is for you. Also has the bonus of an electric car charger! Book your viewing today.

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

Entrance 16.3m²

Office 9.8m²

Shower room and WC 6.2m²

Games room / Bedroom 5 14.2m²

Utility Room 9.6m²

WC with wash hand basin 2.4m²

Lounge 31m² with pellet burner

Dining room 28m² with wood burning stove

Kitchen 20m² fitted and equipped with a dishwasher, range cooker and extractor hood.

Upstairs :

Bedroom with ensuite shower room and WC 21m²

Two further bedrooms 25m² and 16m²

Family bathroom 9.7m² comprising of bath, shower, wash basin and WC

Master suite with air conditioning comprising of bedroom 30m², ensuite shower room and WC 6m² and dressing room 26m²

Outside :

Workshop 14m²

A large covered terrace 31m²

Boiler room housing the central heating boiler, the oil tank and the solar converter

Wood store

Garden with lawn and fruit trees

Pool 10mx5m with lights and speakers around, chlorine with a shallow end of approximately 1m deep and a deep end of approximately 2m deep.

The pool has both summer and winter covers and is heated.

This property benefits from a new waste drainage system, double glazing, solar heating for the heating and hot water and an electric vehicle charge point

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1345 EUR

NOTES