LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46919CHR79 Price: 199 950 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 150 EUR without fees)

Well renovated stone house with garage and open rear views















INFORMATION

Town:	**Lorigné**
Department:	**Deux-Sèvres**
Bed:	**3**
Bath:	**3**
Floor:	**160 m2**
Plot Size:	**1679 m2**

IN BRIEF

Stylish 3/4 Bed Character Home – Near Sauze-Vaussais

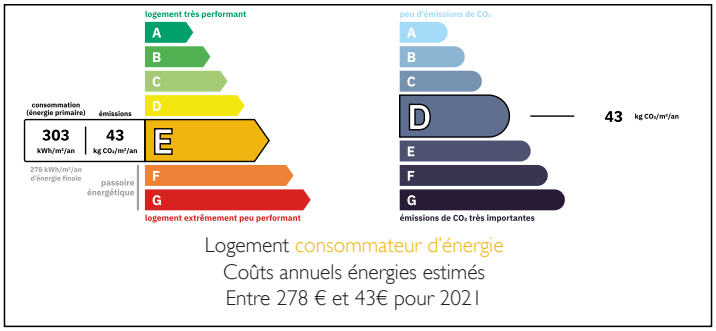
Key Features:
Immaculate Interior: 160m² tastefully renovated home combining period features with modern comfort.

Living Space: 32m² lounge with high beamed ceiling & wood burner, plus a 25m² L-shaped fitted kitchen/diner.

Bedrooms: Ground floor bed + 2 massive upstairs bedrooms (25 & 23m²) with pristine wood floors and modern en-suites. 20m² mezzanine study/bed.

Outside: 36m² raised covered terrace overlooking an enclosed garden and countryside views. Garage & shed.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 278 € et 43€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46919CHR79 Price: 199 950 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 150 EUR without fees)







NOTES

DESCRIPTION

Situated on the edge of a small tranquil hamlet surrounded by open countryside, yet close to the market town of Sauze Vaussais and a range of amenities, the larger town of Ruffec is just a 10 min drive. This super stylish character property has been tastefully renovated throughout with attention given to preserving some of the traditional features and it has a lovely, homely feel. It offers 160m2 of living space and benefits from double glazing, gas central heating on the ground floor with the addition of a wood burner and electric radiators.

Ground floor: Spacious living room of 32m2 with a wood burning fire, oak wood floor, part full height beamed ceiling, a bespoke wooden staircase leads up to a mezzanine above, double aspect windows, door to the front and French doors that flood the room with natural light and open to the rear garden. Large L shaped kitchen/dinner of 25m2, at one end a full fitted/equipped modern kitchen, the middle has space for a large dining table and a snug lounge area, the floor is tiled, the ceiling beamed, and 2 sets of French doors open to the adjoining covered terrace. Shower room with WC, a hallway has a wooden staircase and a storage cupboard and there is a bedroom of 9.5m2

1st floor: landing, 2 pretty bedrooms of 25 + 23m3 both have wooden floors in excellent condition, exposed stone + beams add extra charm, both have en-suite shower rooms with WC's and...