LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47249CHR79 Price: 150 420 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)

Large, detached stone house with outbuildings















INFORMATION

Town:	Lorigné
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	220 m2
Plot Size:	2650 m2

IN BRIEF

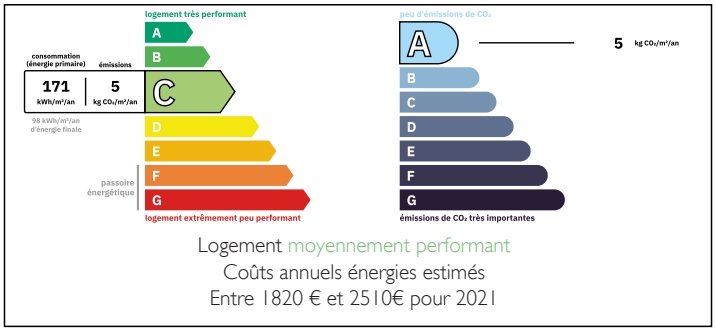
Lovely traditional South-West facing 3-bed stone property (220m²) in a quiet hamlet 5 min from Sauzé-Vaussais.

Key features:
Character & Comfort: Beams, flagstones, log burner, heat pump.Ground floor living: 34m² lounge, fitted kitchen, master en-suite (25m²).

Upstairs: Huge 65m² mezzanine, 2 bedrooms (17m²), bathroom.

Outside: 2,650m² garden/woodland. Attached 80m² barn & 66m² hangar (need repair).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1820 € et 2510€ 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.

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NOTES

DESCRIPTION

This lovely traditional stone property is situated in a quiet hamlet just a 5 minute drive from the market town of Sauze-Vaussais and a range of commerce, activities, tennis courts and outdoor swimming pool open during the summer months. Deceptively spacious former farmhouse offers 220m2 of living space with many traditional features on display, the rooms have high ceilings and the house benefits from central heating via a heat pump , some double glazing and its Southwest facing.

Ground floor: Central entrance hall of 20m2 with a super flagstone floor and beamed ceiling. A 34m2 living room has the original stone fireplace with a wood burner and tiled floor. There is a hallway with wooden stairs, a WC with handbasin and a fitted/equipped 13m2 kitchen which has a tiled floor and beamed ceiling. The 1st bedroom is 25m2 has a tiled floor, built in wardrobe and 2 steps to the 7m2 en-suite bathroom complete with a bath, shower, bidet + WC.

1st floor: The impressive mezzanine is 65m2, has a wooden floor, some exposed beams plus a window and skylight. Family bathroom 6m2, there are 2 bedrooms each 17m2, both have wooden floors, overlook over the garden and surrounding countryside and the 2nd bedroom has an en-suite shower room of 4m2.

Outside: Attached barn of 80m2 and a 66m2 hangar both have earth floors. To the front is a well-established lawned garden with some mature trees and some woodland to the side. The whole property is...