

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

Ground floor:

Entrance 20m2

Living Room 34m2

Bedroom 1 25m2 - with Ensuite Bathroom 7m2

Hallway 8m2

Toilet 4m2

Kitchen 13m2

1st Floor

Landing 65m2

Salle de bain

Bathroom 6m2

Bedroom 2 17m2 - with Ensuite Shower Room 4m2

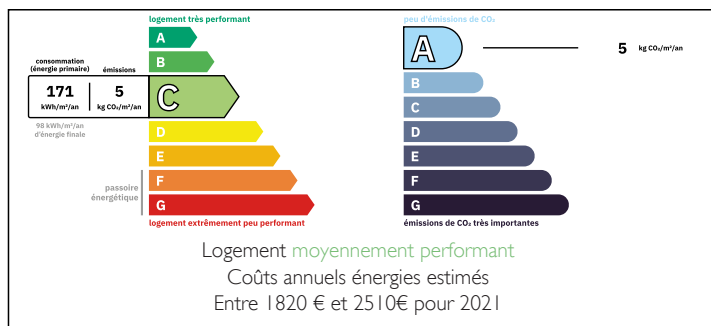
Bedroom 3 17m2

Barn 80m2

Old Stable 20m2



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

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...

NOTES