LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47303JBH79 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

6 bedroom fully renovated town house with enclosed terrace.















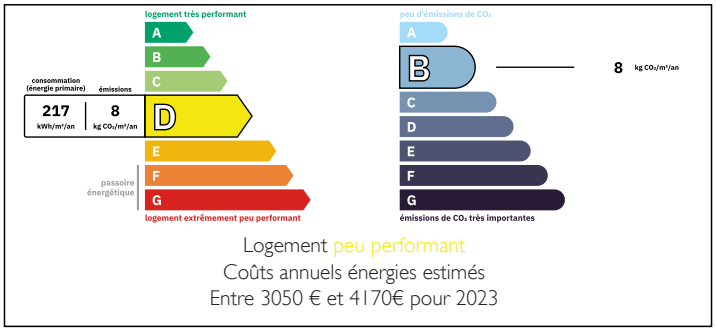
INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	185 m2
Plot Size:	150 m2

IN BRIEF

A deceptively spacious, 6 bedroom, 3 reception room house with enclosed terrace and additional games/chill out loft room. This house would fit family life without being crowded. The rear enclosed terrace gives nice outside space, perfect for relaxed evenings. No maintenance, perfect lock-up-and-leave. The modest exterior gives no clues as to what you will find inside.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3050 € et 4170€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**1300 EUR**
Taxe habitation:	**1787 EUR**

NOTES

DESCRIPTION

A deceptively spacious, 6 bedroom, 3 reception room house with enclosed terrace and additional games/chill out loft room. This house would fit family life without being crowded. The rear enclosed terrace gives nice outside space, perfect for relaxed evenings. No maintenance, perfect lock-up-and-leave. The modest exterior gives no clues as to what you will find inside.

The current owners have meticulously renovated this house over the last 7 years, creating a chic town house with plenty of space and all the comforts of modern living, whilst keeping the character of an older property.

Works include a complete new roof April 2026, electrical rewire and new front and rear doors. The house has double glazed windows throughout, efficient ceramic electric radiators and two log burners.

The new main entrance door takes you into the 12m long hallway, connecting the building front to back. The WC and laundry room is hidden behind roller sliding doors. Further along you come to the open plan kitchen dining room with exposed stone walls. From there you turn left to the main lounge or right into the terrace and snug/second lounge. A full height set of bi-fold doors connect the terrace to the snug, filling the room with natural light.

Back into the hallway you take the stairs to the first floor. 5 bedrooms (one currently used as a fitness room) and family shower room. The master bedroom to the front of the house has two walk in wardrobes and it's own ensuite...