

Architecturally designed 5 bedroom home with garage, lake and parkland garden, walking distance to amenities



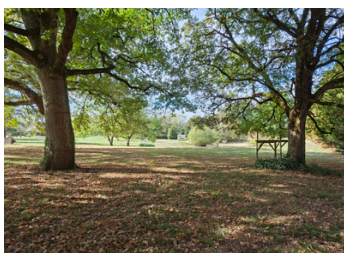
INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	243 m2
Plot Size:	10778 m2

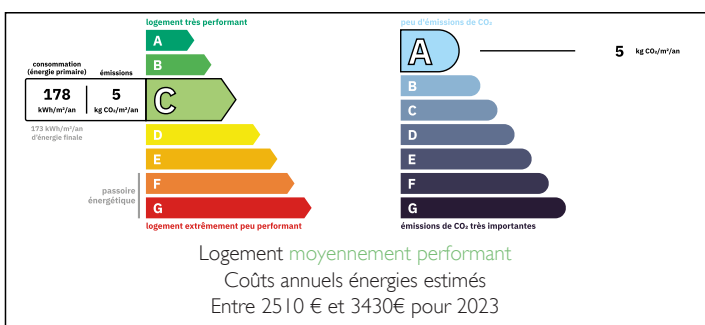
IN BRIEF

A spacious, bright architect-designed home just steps away from shops, this property offers 5 bedrooms and the possibility of creating a separate workspace—whether for remote work, a guest room, or a beauty salon—the choice is yours; let your imagination decide.

The landscaped grounds cover more than 1.3 hectares and feature a pond (currently dry), a wood shed, a garden shed, a boules and a basketball court.



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 10m² with stairs leading to both upper and lower levels.

Lounge 42m² with central fireplace and views over the gardens

Dining room 26m² open onto the kitchen

Kitchen 9.5m² fitted and equipped with gas hob, extractor hood, oven, dishwasher and dual sinks

Laundry room 6m² with connections for the washing machine and tumble dryer. Sink and dustbin chute.

Upper level :

Passageway 5.8m² serving :

Bedroom 9.9m²

WC with wash hand basin

Shower room 7m²

Bedroom 17m²

Lower level :

Passageway 4.5m²

WC with wash hand basin

Bedroom 12m² with ensuite shower room

Bedroom 11m²

Master suite 28m² comprising of bedroom with fitted wardrobes, and ensuite bathroom with corner bath, walk-in shower, wash basin and WC. Door to terrace, where a jacuzzi could be installed if wished.

Basement :

Lobby area 5m²

Sports room 22m² with shower

Room 10m² with storage cupboards

Boiler room 6m² with sink. Alongside is the wood pellet hopper for the central heating

Cellar 4.4m²

Garage /workshop 45m² with electric door

Outside :

Garden with mature trees, wood store, shed, raised veggie beds, boules court which also has a basket

LOCAL TAXES

Taxe foncière: **880 EUR**

NOTES