LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48114DCO79 Price: 317 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (296 262 EUR without fees)

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















INFORMATION

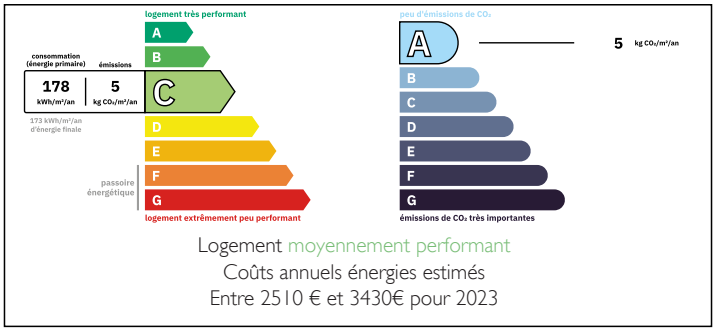
Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	243 m2
Plot Size:	10778 m2

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



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2510 € et 3430€ 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:	**880 EUR**

NOTES

DESCRIPTION

Entrance 10m² with stairs leading to both upper and lower levels.
Lounge 42m² with central fireplace and views over the gardens
Dining room 26m²open 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