

Spacious 4-Bedroom Bungalow near Sauzé-Vaussais and Civray



INFORMATION

Town:	Limalonges
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1500 m2

IN BRIEF

Ideally situated just 5 minutes from Sauzé-Vaussais and 10 minutes from Civray, this spacious 1980s bungalow offers four bedrooms, generous living space and a large double garage.

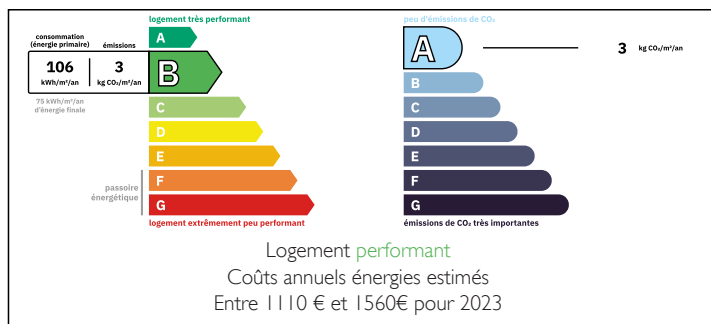
Set on a plot of approximately 1,500m², the property comprises an entrance hall, a 23m² kitchen/diner, a separate dining room, a spacious 26m² living room with insert fireplace and a bright, airy conservatory. There are also four bedrooms, two shower rooms, a separate WC, utility room and plenty of storage.

The property benefits from central heating via a heat pump, solar water heating and double glazing.

Outside, the mature, enclosed garden features several fruit trees, a covered terrace, woodstore and a 36m² double garage.



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.



LOCAL TAXES

Taxe foncière: 1117 EUR

NOTES

DESCRIPTION

Ideally situated just 5 minutes from Sauzé-Vaussais and 10 minutes from Civray, this spacious 1980s bungalow offers generous living accommodation, with four bedrooms, two reception rooms and a large double garage.

Set on a plot of approximately 1,500m², the property comprises an entrance hall, a kitchen/diner, a separate dining room, a spacious living room with an insert fireplace and a bright, airy conservatory.

There are also four bedrooms, two shower rooms, a separate WC, a utility room and plenty of useful storage space.

The property benefits from central heating via a heat pump, solar water heating and double glazing.

Outside, the mature, enclosed garden features several fruit trees, a covered terrace, a woodstore and a large double garage.

Main :

Entrance hall: 5m²
 Kitchen/diner: 23m²
 Dining room: 19.3m²
 Living room: 26m²
 Utility room/shower room/WC: 12.7m²
 Conservatory: 18m²
 Bedroom 1: 17.7m²
 Bedroom 2: 10m²
 Bedroom 3: 10m²
 Bedroom 4: 9.4m²

Garage: 36.1m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>