LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48351CHR79 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

UNDER OFFER - "Maison de Maître" style Charentaise with gîtes potential















INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	155 m2
Plot Size:	3510 m2

IN BRIEF

UNDER OFFER - "Maison de maître" style property, 2.5 km Sauzé-Vaussais with amenities.

Offering spacious rooms, the ground floor comprises an entrance hallway, kitchen, and reception room.

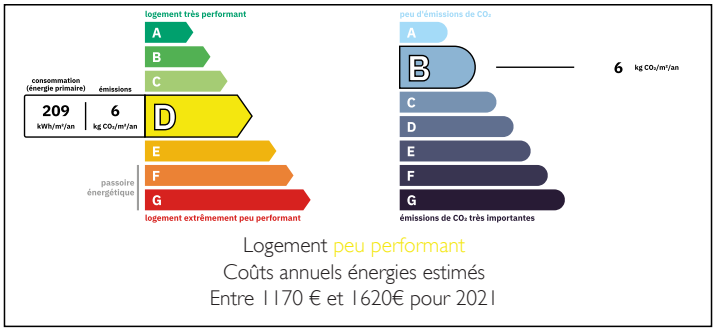
The first floor features original wood flooring, a landing, 2 bedrooms, and a bathroom. A large convertible loft provides excellent scope for further bedrooms.

Adjoining the main house, a longère offers superb gite potential, complete with outbuildings and a barn/hangar.

Set on a 3,500 m² plot with beautiful open views.

A rare character home with endless investment potential.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1170 € et 1620€ pour 2021

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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NOTES

DESCRIPTION

UNDER OFFER - This Charentais-style Maison de maître seamlessly combines historic charm (symmetrical stone facade, original wood flooring, and high ceilings) with the convenience of being just 2.5 km from the amenities of Sauzé-Vaussais.

The ground floor offers a classic and welcoming layout, featuring a 22.8 m² entrance hallway with access to a 35 m² cellar, a spacious 39 m² fitted kitchen, and a 39 m² reception room/living room.

The first floor landing leads to 2 bedrooms (15 m² and 17 m²) and a 9 m² bathroom. The 45 m² convertible loft provides excellent scope to double the first-floor living space by adding further bedrooms or a master suite.

The adjoining longère is a major asset, perfect for gites or B&B or a large family multi-generational home. Outbuildings and a barn/hangar complete the property, offering extensive storage space or workshop potential.

On the technical side, heating is primarily provided by two wood-burning stoves on the ground floor, and the property has an individual drainage system

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