



## Lovely Detached Character Property With Mature Garden



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 180,885.29

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	29-07-2024

### Omschrijving:

Pretty detached 2 bedroomed cottage with a lovely mature garden of around 3/4 acre, situated at the edge of a small hamlet, with views over open countryside, but only 10 minutes by car from main commerce and within a 20 minute walk of the local bar. Potiers airport is less than an hour's drive, and the nearest train station with links to the TGV is 18km.

The property has a recent heat pump system (2022) and a system for heating the water with either solar panels or electricity. Additional heating is provided by a log burner and a pellet burner, and a new drainage system was installed 5 years ago.

This is a lovely property, in a great location, which has the benefits of modern living but without losing its character and the feel of a traditional French country property.

### - Ground floor :

Conservatory/porch entrance

Fitted kitchen (12m) with a range of fitted wall and base units and views to the front and side

Lovely spacious lounge (25m<sup>2</sup>) Tiled floor, beamed ceiling, and a fireplace with a log burner which also heats the master bedroom

Conservatory/porch (6m<sup>2</sup>) off the lounge



Dining-room (18m<sup>2</sup>) Wooden floor, pellet burner and staircase  
Bathroom (8m<sup>2</sup>) Bath, shower, vanity unit and basin  
Rear entrance hall (12m<sup>2</sup>) which also serves as a utility room  
Porch leading to the rear garden

- Upstairs :

Landing

Master bedroom (25.5m<sup>2</sup>) beams and wooden floor. En-suite shower room (6m<sup>2</sup>) with a shower, handbasin, wc, towel-rail and ventilation system. Walk-in dressing room (5.5m<sup>2</sup>)

Bedroom 2 (20m<sup>2</sup>) Laminate flooring and a room to finish (7m<sup>2</sup>) which was planned as a shower room. Plumbing is in place

- Outside :

Attached garage (25m<sup>2</sup>) (which can also be accessed from the rear entrance hall

Mature garden all around the house. Fully enclosed and dog-friendly

2 garden sheds for storage, and a log store.

The department of Deux Sevres is in the Poitou-Charentes region, in the western part of France below the Pays de la Loire region. In recent times this department has become an ever popular destination for French property buyers. Prices are still reasonable and one cannot help being seduced by the diverse cultural heritage, delicious local cuisine, seafood and of course the lovely rolling countryside.

Deux Sevres has a very mild climate, similar to that of Aquitaine and the Poitou-Charentes region, it is the second sunniest region of France where people adopt a relaxed, simple way of life ideal for holidays and leisure activities.

The transport links are very good too, with five international airports, the TGV (high speed train) in Niort can reach Paris in 2 hours, to Bordeaux in 1hrs 30mins and Toulouse in 4hrs 30mins. Good motorway links to Bordeaux, Nantes, Tours and Paris make it a great location.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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free of charge.

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Conditie: Good

## **Algemeen**

Slaapkamers: 2  
Badkamers: 2  
Lot Afmeting: 2847 m<sup>2</sup>

## **Room details**

Indoor Features: Fitted kitchen

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.948.672

