

# Spacious Stone Property With Attached Barn In A Quiet Hamlet



## Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

## Listing details

Property for: Sale  
Price: EUR 191,480

## Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Sauze-Vaussais  
ZIP code: 16350  
Posted: Sep 14, 2023  
Description:

Have you watched the video yet? - Beautiful old house, three bedrooms, with large rooms, heat exchange pump central heating, a master suite on the ground floor, double glazing, outbuildings and a beautiful mature garden. All this in a quiet hamlet a few kilometres from Sauze-Vaussais.

### - Ground floor:

Entrance hall (18m2): flagstones, exposed beams  
Lounge (33m2): tiled floor, wood burner, exposed beams  
Master Bedroom (22m2) tiled floor, built-in wardrobes, exposed beams with en-suite bathroom (7m2): tiled floor, bath, WC, bidet, shower  
Fitted kitchen (13m2): tiled floor, exposed beams  
WC (3m2): tiled floor, washbasin  
Hall (7m2): tiled floor

### - 1st floor:

Large Landing/Mezzanine (61m2): wooden floor, exposed beams, four velux windows, space to easily create extra bedrooms  
Bathroom (6m2): wooden floor, bath, washbasin, WC

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Bedroom 2 (16m<sup>2</sup>) with shower room (4m<sup>2</sup>): wooden floor, shower, WC, washbasin  
Bedroom 3 (17m<sup>2</sup>): wooden floor, exposed beams

- Exterior:

Enclosed garden and a small wooded area  
Water tap  
Attached barn  
Hangar.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

Indeed please feel free to use the '\MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)  
Condition: Good

**Common**

Bedrooms: 3  
Bathrooms: 3  
Lot Size: 2650 sq m

**Room details**

Indoor Features: Fitted kitchen

**Utility details**

Heating: Yes

**Lease terms**

Date Available:

**Additional information**

Virtual tour URL: [https://www.youtube.com/embed/\\_eGWIWHaoy4](https://www.youtube.com/embed/_eGWIWHaoy4)

**Contact information**

IMLIX ID: IX4.857.874

