



## Detached Stone Property With A Beautiful Garden



### Agent Info

|                   |   |
|-------------------|---|
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### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 336,800 |

### Location

|                        |                    |
|------------------------|--------------------|
| Country:               | France             |
| State/Region/Province: | Nouvelle-Aquitaine |
| City:                  | Sauze-Vaussais     |
| ZIP code:              | 79190              |
| Posted:                | Jul 01, 2024       |

### Description:

Spacious detached stone property in a quiet and private location at the edge of a hamlet, with beautiful gardens of around 2 acres, including an area of woodland.

The property offers the best of both worlds, being in a countryside location but only 6km from all main amenities and commerce.

### - Ground floor :

Entrance hall (9m<sup>2</sup>)

Fitted kitchen (22m<sup>2</sup>), with an integrated dish-washer and oven, gas hob and extractor. Tiled floor and beamed ceiling. Fireplace with an 'insert' woodburner. Door to the rear of the property.

Lounge (31m<sup>2</sup>) Tiled floor, beams and a fireplace with an 'insert' woodburner

Office (23m<sup>2</sup>) Tiled floor. Staircase to the first floor

Shower room (9m<sup>2</sup>) with a shower, wc and handbasin. Plumbing for a washing machine and space for a tumble drier.

### - First floor :

Large landing/mezzanine (25m<sup>2</sup>) which can be used as an extra sitting room, hobby area, or another



bedroom

Bedroom (23m2) Beamed ceiling

Large bathroom (19m2) with a bath and vanity unit. Tiled floor

Separate WC.

Landing/recess with a staircase to the attic space used as the second bedroom (40m2) (sloping ceilings and low beam). Velux window with electric shutter

- Outside :

Outbuildings including an attached barn, 2 open-fronted hangars, an old stables and former piggery

Covered terrace to the rear of the house

Small above-ground pool

Beautiful mature garden with a well and woodland.

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.

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: 2

Bathrooms: 2

Lot Size: 8663 sq m

### **Room details**

Indoor Features: Fitted kitchen

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.870.186

