



## Countryside Stone Property Set in Two Acres



### Informações do Revendedor

Name:	David Evans
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 154,479.47

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Lezay
CEP:	79120
Adicionado:	19/08/2024

#### Informação adicional:

Countryside Stone Property Set in Two Acres, two bedroom stone property with a large barn, annexe for guests, and a lovely plot of land of around 2 acres.

The property is tucked away in a small hamlet, but only 10 minutes by car to the market town of Lezay which has all your daily needs including a twice-weekly market, a supermarket, doctors, bars, restaurants and banks.

#### - Ground floor :

Fitted dining-kitchen (28m<sup>2</sup>) with a tiled floor, beams, and a range of units. The white goods can be included. French-windows to the front

Lounge (26m<sup>2</sup>) Tiled floor, beams and French-windows to the front

Utility room (7m<sup>2</sup>) with a WC.

#### - Upstairs :

Landing

Bedroom 1 (25m<sup>2</sup>) Laminate floor (on top of a wooden floor) and a large walk-dressing room (8m<sup>2</sup>)



Bedroom 2 (15m<sup>2</sup>) Carpet (on top of a wooden floor). Beamed ceiling.  
Shower room (9m<sup>2</sup>) Shower, double-sink unit, wc.

- Outside :

Entrance to the property via electric gates into a large courtyard with space to park several cars

Barn (approximately 65m<sup>2</sup>)

Annex (attached to the barn) with a room of around 31m<sup>2</sup> (used as a bedroom) and a wet room (7.5m<sup>2</sup>)

Other outbuildings including an old stable and small stone storage sheds (5m<sup>2</sup> and 6m<sup>2</sup>) and a summer room

Above-ground swimming pool (the water is heated by solar panels) and covered terrace

Garden, field, fruit trees (cherry, apple, plum and walnut), a working well with a pump, and an old bread oven.

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)

Condição: Good

## **Comum**

Quartos de dormir: 2

Banheiro: 2

Tamanho do lote: 8235 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.025.236

