

Beautiful four bedroomed house with pool, separate gite, studio with shower room, garage and large workshop



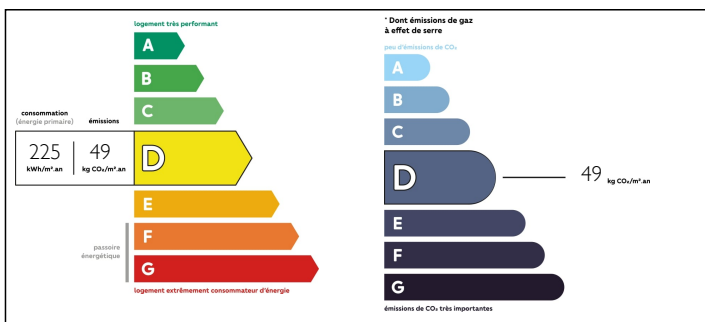
## INFORMATION

Town:	Paizay-le-Chapt
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	2797 m2

## IN BRIEF

Nestled on the outskirts of the charming village of Paizay Le Chapt in the picturesque Deux Sevres region of south-west France, this lovely property offers a lifestyle of comfort and versatility. Enter through an impressive archway and metal gates and one immediately admires the pretty garden to the front with feature trees and two ponds. The main residence boasts four bedrooms, offering ample space for a growing family or hosting guests. On the ground floor, a large, sun-drenched conservatory overlooks the expansive swimming pool, providing the perfect setting for relaxation and entertainment. Two inviting sitting rooms offer cosy retreats, while a well-appointed kitchen and convenient shower room cater to everyday needs. Upstairs, four spacious bedrooms await, along with a bathroom and separate toilet.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 1910 EUR

## NOTES

## DESCRIPTION

In addition to the main house, the property features a separate open-plan gite, ideal for use as a workshop, hobby space, or even a lucrative rental opportunity. A garage with space for two cars and a sizable space above, complete with its own shower room, offers further potential for customisation or additional accommodation. And a large workshop with cellar below offers endless opportunities.

Situated amidst fields of cereals and sunflowers, yet just a short drive from the bustling market town of Chef Boutonne with bars, restaurants and all amenities, future owners of this property will be able to enjoy the perfect balance of rural tranquility and urban convenience.

### Measurements

Main house

Ground floor:

Conservatory 40m<sup>2</sup>

Kitchen 31m<sup>2</sup>

Sitting room 31m<sup>2</sup>

Second sitting room 30m<sup>2</sup>

Shower room 6m<sup>2</sup>

Rear entrance hall 13m<sup>2</sup>

First floor:

Bedroom one 13.5m<sup>2</sup>

Bedroom two 14m<sup>2</sup>

Bedroom three 10m<sup>2</sup>

Bedroom four 10.5m<sup>2</sup>

Bathroom 7m<sup>2</sup>

Toilet 2m<sup>2</sup>

Gite/studio

Open plan space including seating area, sleeping area, kitchen and shower room 76.5m<sup>2</sup>

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