

Great opportunity to buy 3 gites and owners home - 10 bedrooms, 6 shower rooms in total. Large garden.

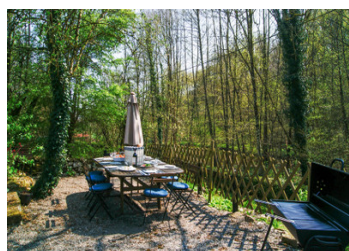
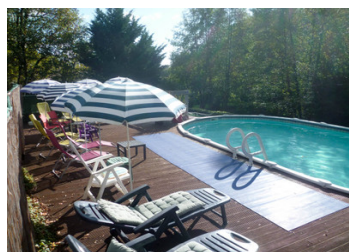


INFORMATION

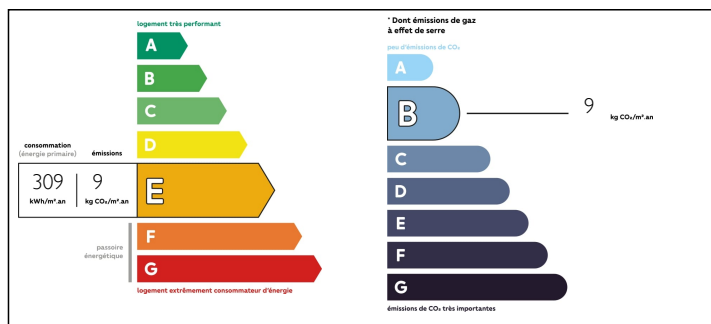
Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	10
Bath:	6
Floor:	289 m2
Plot Size:	6898 m2

IN BRIEF

Set in the countryside, surrounded by trees and fields, this property has been thoughtfully arranged with private outdoor dining areas, games field, wild flower meadow, vegetable plot, swimming pool plus small lake. Situated 5km from L'Absie with supermarket, restaurants, schools etc. The medieval town of Parthenay is 27km with all commodities. La Rochelle (79km), Poitiers (79km) and Nantes (116km).

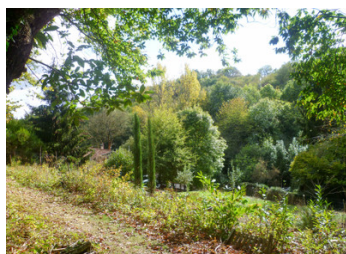


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1181 EUR

NOTES

DESCRIPTION

This property has flexible living accommodation and is currently used as follows -

MAIN HOUSE

On the ground floor - entrance hall (3m²), lounge (20m²), office/bedroom (11m²), shower room/utility (6m²). Wooden stairs to the first floor - kitchen/dining room (26m²), bedroom (16m²), shower room (5m²). This property makes use of the garden at the back of the house.

GITE 1

On the ground floor - lounge/dining room (16m²), kitchen (5m²), shower room (3m²). Stairs from the lounge to the first floor - two bedrooms (14m², 9m²).

GITE 2

On the ground floor - large kitchen/dining room (18m²), hallway with stairs (7m²), large living room (31m²) with additional stairs. The first floor is divided in 2 and has two bedrooms (12m², 11m², 7m², 11m²) and a shower room (5m², 3m²) on each side.

GITE 3

On the ground floor - two bedrooms (9m², 8m²), shower room (6m²) and separate wc (1m²), entrance hall with exposed stone and stairs to the first floor - large kitchen/dining room/lounge (26m²) with doors opening on to the garden at the back.

There is an attached WORKSHOP and WOOD STORE.

Each of the houses has private areas for al fresco dining. Land behind the property is used as a vegetable plot, wild flower meadow and games field. There is also a hen house. To the front of the property is a swimming pool with decking around and a separate piece of land with a small lake. The septic tank drainage was up to standard in 2016.

All measurements are approximate.

Information...