

Stunning 5 bedroom house with underfloor heating. Large garden, double garage, hangar, well and cellar.



## INFORMATION

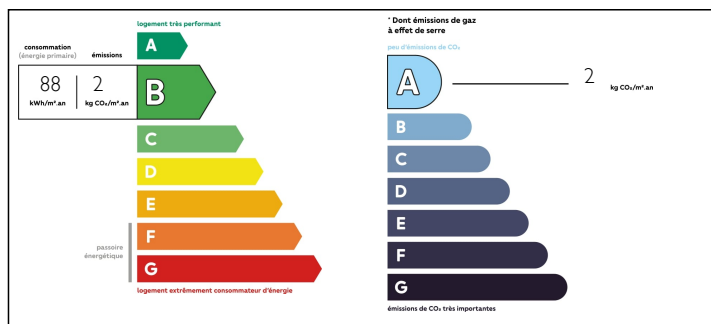
Town:	Valdelaume
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	2826 m2



## IN BRIEF

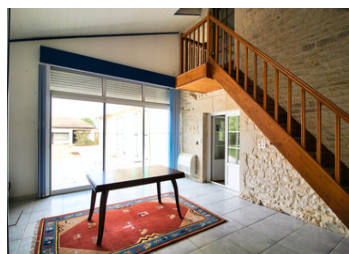
A ready to move into stone house, close to a village with amenities. This house is the perfect combination of modern and old. Situated in a small village close to Chef Boutonne. It has a walled garden with beautiful metal gates and an abundance of classical white natural stone walls. The house benefits from underfloor heating, provided by a heat pump in combination with solar collectors. Five bedrooms, large reception rooms, a conservatory and cinema room make this a spacious and pleasant home for summer and winter. The double garage with electric doors and hangar offer plenty of parking space for multiple vehicles and two camping cars. The well feeds all the taps in the garden and is also connected to the in-house water system.

## 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.



## DESCRIPTION

Main house ground floor.

- Living room with open kitchen (underfloor heating) 44,5 m<sup>2</sup>
- Reception room 37 m<sup>2</sup>
- Bedroom 13,5 m<sup>2</sup>
- Bedroom 9,50 m<sup>2</sup>
- Shower room 4,5 m<sup>2</sup>
- Conservatory 32 m<sup>2</sup>
- Storage room 4,5 m<sup>2</sup>
- Cellar 40m<sup>2</sup>
- large vaulted underground water reservoir. Accessible from the conservatory.

First floor.

- Cinema room 38 m<sup>2</sup>
- Bedroom 6,5 m<sup>2</sup>
- Bedroom 14 m<sup>2</sup>
- Bedroom 13, m<sup>2</sup>
- Bathroom 5 m<sup>2</sup>

Double garage 60 m<sup>2</sup>

Double hangar 56 m<sup>2</sup>

Small sheds 7,5 m<sup>2</sup>

The well provides water to the garden through several taps.

Terrain

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

## NOTES