

UNDER OFFER Elegant Maison de Maître with two-bedroomed gîte, pool, 6.5 acres land, stables, outbuildings.



INFORMATION

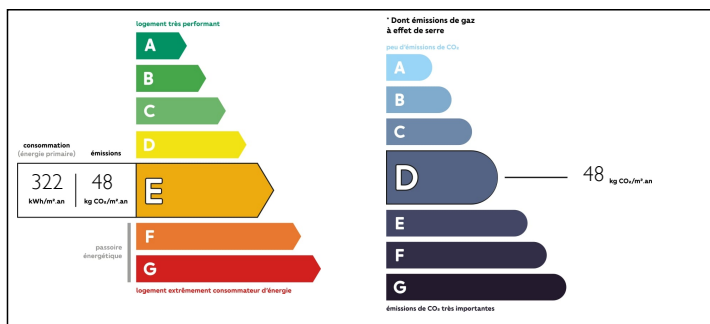
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|-------------|---------------|
| Town: | Val en Vignes |
| Department: | Deux-Sèvres |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 254 m2 |
| Plot Size: | 26259 m2 |

IN BRIEF

This very elegant, spacious and light Maison de Maître offers a fabulous 3-bedroomed family home, with an interconnecting or independent self-contained ground-floor gîte with 2 bedrooms, ideal for extended family or for earning extra income, plus potential for adding extra accommodation on the top floor. Gated, mature grounds of 2.6 hectares (6.5 acres) with recent in-ground pool and bar area, fruit trees, wild woodland and lawns. Plenty of outbuildings including garage, games room, workshop, poolhouse, stables and even a pressoir with wine-press. No immediate neighbours. Ideal for keeping ponies, chickens etc. Nearest airports Poitiers 85km, Tours 120km, Nantes 120km.



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: 1800 EUR

NOTES

DESCRIPTION

Cersay is the nearest small village (less than 2km), which is part of a friendly commune of Val-en-Vignes, with a small general store, bakery, pharmacy and doctor. A wider range of shops and services are available in Argentonny (12km) and Thouars (17km) with its fabulous Friday market. Just a short distance from the border with the Maine-et-Loire, the house is ideally placed for exploring the vineyards of the Layon appellation, and just 20km or less from ever-popular Montreuil-Bellay, Puy-Notre-Dame, and Doué La Fontaine. Saumur (35km) and the Loire Valley are also a short drive away.

Double-glazing throughout, modern bathrooms, recent decoration, in-ground pool with security cover and heating. Move-in condition.

Oil-fired central heating (main house), mains water and well. Septic tank drainage systems (non-conforming).

Ground Floor:

Entrance hall [13m²] (with the most elegant staircase on my books!)

Living room [29m²] with insert-style wood burner

Corridor with fitted cupboards

WC

Office (or extra Bedroom?) [17m²]

Kitchen / Diner [36m²]

Door to independent annexe/gîte :

Living room [28m²] with 'insert' style wood-burning stove

Kitchen [12m²]

Bedroom 1 [16m²]

Bedroom 2 [16m²]

Shower-room with WC

First Floor:

Bedroom 1 [29m²] with Walk-in wardrobe and Shower-room

Family Bathroom [6m²]

WC

Bedroom 2 [12m²]

Bedroom 3 [12m²]

Shared Dressing room /storage area

Attic of approx 80m²