

Cute little house with workshop, terrace, a nice piece of land and countryside views. 2 km to amenities.

## EXCLUSIVE



## INFORMATION

Town:	Sauzé-Vaussais
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	2540 m2

## IN BRIEF

Cute little house, recently updated, in a quiet hamlet just a couple of kilometres from Sauzé-Vaussais with all amenities including supermarket, banks, bakeries, bars, coffee shop and library. Apart from the defined kitchen area, the space is flexible. Two adjoining downstairs rooms are used as bedrooms but could equally be reconfigured as a living/dining room. Upstairs, the newly converted loft is being used for additional bedroom space, and includes a raised platform area for a bathroom. Outside there's a garage, a lean-to and a workshop/store room. There are sunny terraces outside the kitchen and behind the workshop. The garden has fruit trees, a meadow and great countryside views. The house is being sold without a heating system. The vendor has insulated floors and ceilings with rockwool. There is single glazing throughout and some low beams on the first floor. There is a satellite TV connection. The septic tank does not conform.



## 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: 350 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Kitchen with fitted Bosch appliances, 18.5 m2  
Steps to small cellar beneath (limited height and access)  
Bedroom, 12.6 m2, off which is a further bedroom, 7.5 m2  
Shower room, 3.2 m2, with wash basin  
Separate WC, 1 m2

### UPSTAIRS:

A large converted attic space, 42 m2, with the hotwater tank, exposed stonework and some low beams, currently divided into 3 sections, 44 m2.

### EXTERIOR:

Garage with greenhouse  
Lean-to, 40 m2, with workshop attached (20 m2)  
Terrace behind the workshop  
Garden, orchard (cherry, plumbs, pears and apples) plus an area of meadow  
Gates to the road, with additional parking area

This hamlet property is just a couple of kilometers from Sauzé-Vaussais with all amenities including supermarket, banks, bakeries, bars, coffee shop and a pizzeria on the outskirts. There is summer bathing at the small leisure lake and also a pool and tennis courts. A large local animal charity sells secondhand books, music and clothes and has a separate furniture outlet, and for those new to the area offers volunteering posts. A great way to meet new friends.

Ruffec is the nearest larger town (20 minutes) with rail links and a hospital. Nearest airports is Poitiers (50 minutes) and 1 hr 30 minutes to the airports at Limoges and La Rochelle.

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