

Characterful renovated house, with large terrace, situated in the centre of plot, surrounded by gardens. DPE A

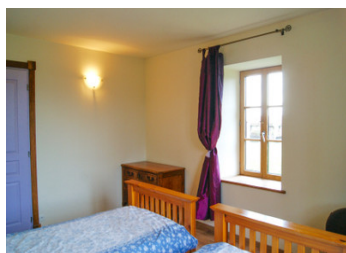


INFORMATION

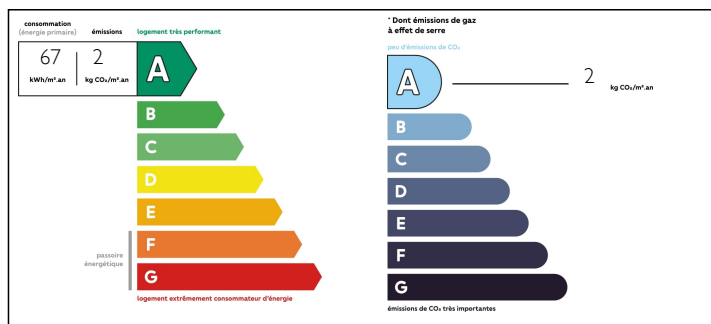
Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	280 m2
Plot Size:	5590 m2

IN BRIEF

Originally constructed in 1705, this detached farmhouse underwent a thorough renovation starting in 2005. The extensive refurbishment transformed the property into a modern and stylish residence. Nestled in a private setting, the farmhouse offers panoramic views of the surrounding countryside, creating a tranquil and secluded environment.



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

The multi-level house comprises:

ENTRY (15m²) A marble-floored corridor leading to:

MASTER BEDROOM (15m²) with dressing area (3m²) and ensuite shower room with wc (5m²)

BEDROOM 2 (14m²)

BEDROOM 3 (14m²)

BATHROOM (15m²) with washbasin, spa bath, and Italian shower

WC (2m²)

LINEN CUPBOARD (2m²) with ample shelving for storage

GARAGE (32m²) with mezzanine storage

Two steps to the next level:

OFFICE (23m²) with a floor-to-ceiling bookcase along one wall, marble floor

BEDROOM 4 (21m²) with ensuite shower room and wc (3m²)

Five steps to the next level:

KITCHEN/DINING ROOM (72m²) featuring an original granite fire surround, a well-equipped range of fitted units, central island with sink, and marble floor. Six sliding patio doors lead out to the TERRACE (60m²)

A spiral staircase takes you to the final level:

LOUNGE (80m²) with painted floor

The house is equipped with:

Underfloor heating, by water-to-air heat pump

Double glazing all around, with frames made of a combination of Ash wood and aluminium

Exposed oak beams

Solar panels

VMC

Some finishing work needed.

OUTSIDE:

There is a spacious driveway with ample room for