

Charming three bedroom farmhouse in impeccable condition, boasting rustic appeal and modern amenities



INFORMATION

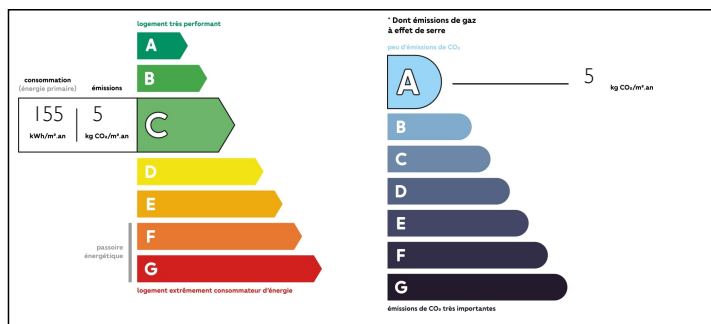
Town:	Vançais
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2057 m2

IN BRIEF

This lovely detached stone house, with its kitchen-diner (pellet burner), spacious lounge, galleried landing leading to 3 double bedrooms and 2 refurbished bathrooms, craft room, garage, workshop and woodstore has been tastefully decorated and finished to a high standard. The property benefits from recently updated electrics, heat pump central heating and thermodynamic water heater. This hamlet property has a private driveway and sits within mature gardens.



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: 508 EUR

NOTES

DESCRIPTION

The property layout is as follows:

Ground floor
Entrance hall and staircase
Dining kitchen with pellet burner 18.67m²
Livingroom with wood burner 34.98m²

Shower room 7.4m²
WC 2m²
Back kitchen/Craft space 6.7m²

Garage 24m²
Workshop - 26m²)

Upstairs

Mezzanine 26.7m²
Bathroom 5m²

Bedroom 13.4m²
Bedroom 12.5m²
Bedroom 12.2m²

Storage room - (5.5 M2)

The property is situated in a hamlet approx 5 minutes from Rom and 10 minutes from Saint Sauvant.

Poitiers with its airport and rail links to Paris are approx 45 minutes away

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