

## 4 bedroomed stone house with heated pool in luscious south facing gardens



## INFORMATION

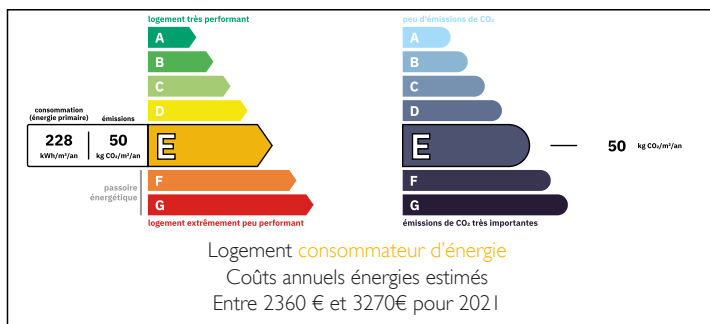
Town:	Pamproux
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	159 m2
Plot Size:	913 m2

## IN BRIEF

Situated near Pamproux, and only 10 minutes drive from the market town of Saint Maxient L'ecole, this charming home boasts modern amenities including double-glazed windows, two wood-burning stoves, oil-fired central heating, and mains drainage.

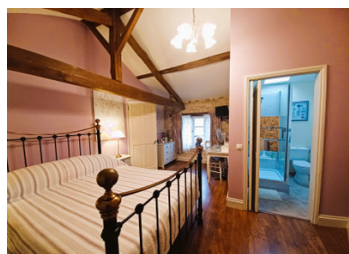
The property includes an attached 26m2 garage, inground heated swimming pool, and a beautifully landscaped garden on 913m2 of land.

## 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

The layout is as follows:

Ground floor:

Spacious entrance hall (14m<sup>2</sup>) with exposed stonework

To the left is the living room (39m<sup>2</sup>), featuring a tiled floor, exposed stone wall, Woodburning fire, staircase and patio doors leading to the front courtyard.

Back into the entrance hall and past a large bathroom with separate shower and bath, is the fully equipped kitchen (29m<sup>2</sup>) with island breakfast bar, wood-burning fire, and patio doors onto the courtyard

. Double doors lead into a dining room (16m<sup>2</sup>) and again with access to the outdoors.

There is also a small utility room, WC and boiler room on the ground floor

1st floor:

From the living room staircase you will find two bedrooms (16m<sup>2</sup> and 17m<sup>2</sup> respectively), each with en-suite shower rooms with WC's.

From the kitchen staircase you will find a further two bedrooms with laminate wooden floors and sloping ceilings.

Outside there is a garage (26m<sup>2</sup>) and includes a mezzanine and workshop

There is an 8x4m heated swimming pool.

The garden are lawned with established flowerbed and scrubs.

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

## LOCAL TAXES

Taxe foncière: 640 EUR

Taxe habitation: EUR

## NOTES