

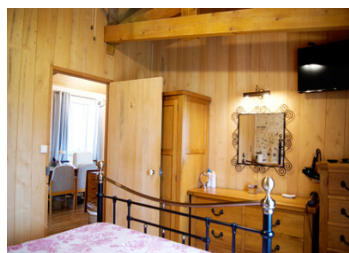
**\*\*\*Priced to sell\*\*\* Superb 3 bed renovated property with gardens and garage, offering panoramic views**

EXCLUSIVE



## INFORMATION

Town:	Vernoux-en-Gâtine
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	970 m2



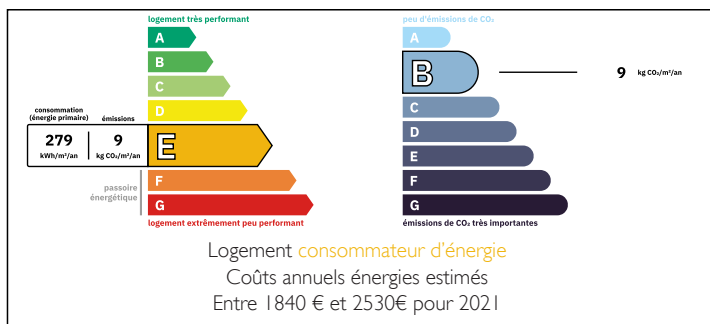
## IN BRIEF

Stunning renovated 3-bed property in an elevated position with gardens and garage, offering panoramic views towards the Vendée. Nestled on the edge of a historic village known for its basket-making heritage, this South-facing home enjoys over 15 hours of sunshine during summer, perfect for socializing and taking in breathtaking sunsets.

The ground floor features a spacious open-plan kitchen, dining, and living area. A utility room with WC, ASHP for hot water, and cellar access plus separate shower room with WC. Upstairs, a vaulted landing offers office space, leading to 3 tranquil bedrooms with stunning southern views and a modern bathroom overlooking the countryside.

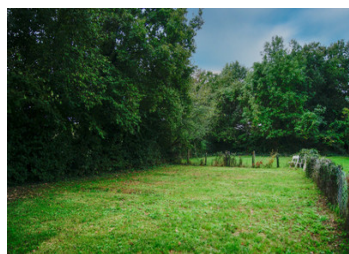
Outside, enjoy a west-facing patio for evening dining, a main garden with fruit trees, a summer house with water and electricity, and a separate garage. Additional features include a small outbuilding, parking for 3+ vehicles, and a...

## 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 HOUSE comprises -

living room (40m<sup>2</sup>) - wooden floors and beams, electric fire

kitchen area (9m<sup>2</sup>) - tiled floor

utility room (16m<sup>2</sup>) - sink, plumbing for washing machine and dishwasher, hot water tank (air source pump), tiled floor, door to cellar (for stocking your preserves), separate WC. Double patio doors leading to the side garden with patio area.

hallway (6m<sup>2</sup>) - tiled floor, stairs to the next floor

shower room (3m<sup>2</sup>) - tiled floor

landing area (17m<sup>2</sup>) - wooden floor and panelled ceiling, room for an office area

3 bedrooms (12m<sup>2</sup>, 9m<sup>2</sup>, 12m<sup>2</sup>) - with wooden floor and panelled ceilings, the main bedroom having exposed stone walls

bathroom (6m<sup>2</sup>) - with separate shower and 3/4 bath

Windows and doors are all double-glazed units, heating by electric radiators.

OUTSIDE -

Garage (27m<sup>2</sup>) - having both water and electric

Small outbuilding for storing gardening equipment

The garden is across the driveway, mainly laid to lawn with mature trees. There is a summer house (9m<sup>2</sup>) with raised decking area. Parking space for a couple of vehicles.

A separate parcel of land (220m<sup>2</sup>) is a couple of minutes walk away, previously used to grow vegetables.

There is a conforming micro-station installed in 2014.

All measurements are approximate.

9kms from L'Absie with basic amenities. 26kms from the medieval town of Parthenay. Poitiers airport is

## LOCAL TAXES

Taxe foncière: 740 EUR

Taxe habitation: EUR

## NOTES