

Stunning 5 bedroom detached property with heated in ground pool and self-contained gite on two acres of land.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Aubin-le-Cloud |
| Department: | Deux-Sèvres          |
| Bed:        | 5                    |
| Bath:       | 4                    |
| Floor:      | 340 m2               |
| Plot Size:  | 7388 m2              |

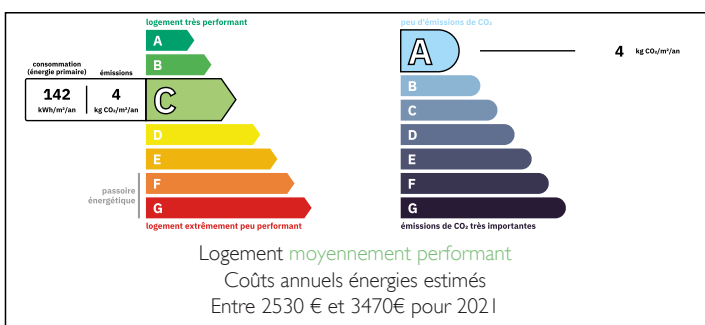
## IN BRIEF

This substantial and beautifully renovated property set in just under 2 acres of grounds is full of character whilst offering the best in modern convenience. Day to day amenities are available in nearby Saint-Aubin-le-Cloud which has a supermarket, pharmacy bar, post office and new medical centre. A full range of services and amenities is available a 10 minute drive away in Parthenay

Turning to the property itself, the rooms are spacious and airy with plenty of natural light and decorated to the highest standard. Outside, the heated pool is surrounded by an extensive and well-maintained terrace while the remainder of the grounds is divided between a generous driveway, gardens and a large paddock with views across the open countryside. Separate from the main house, a spacious and comfortable gite offers additional accommodation for guests.



## 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

### GROUND FLOOR:

Kitchen 19m<sup>2</sup>  
Dining room 32m<sup>2</sup>  
Living room 41m<sup>2</sup>  
Games room 24m<sup>2</sup>  
2nd Living room/snug 16m<sup>2</sup>  
Bedroom 17.5m<sup>2</sup> with en suite  
Utility room 12.5m<sup>2</sup>  
Cloakroom with WC

### FIRST FLOOR:

Landing 9m<sup>2</sup>  
Office 9m<sup>2</sup>  
Bedroom 15m<sup>2</sup>  
Bedroom with en suite 18m<sup>2</sup>  
Bedroom with en suite and walk-in wardrobe 42m<sup>2</sup>  
Master bedroom with en suite bathroom and walk-in wardrobe 50m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

**Taxe habitation: EUR**

### OUTSIDE:

Remote-controlled electric gates opening onto a paved driveway .  
Gite (open plan) 70m<sup>2</sup>  
Heated in-ground pool with pool house and electric cover  
Boiler room  
Toolshed  
2 Orangeries  
Garage  
Garden  
Fenced paddock with shelter  
Well

## NOTES

The gite benefits from underfloor heating and electric shutters.

The septic tank conforms to current standards. Mains and well water are both connected with plumbing to enable the selection of one or the other via an inline water softener.

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