

Detached 3/4 bedroom stone farm house in quiet location offering just under 14.5 acres of land, pool & garages

EXCLUSIVE



## INFORMATION

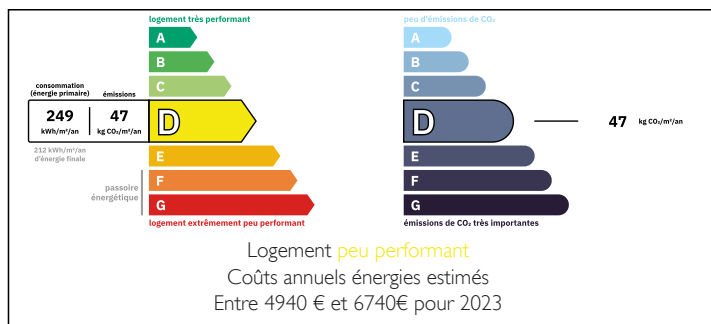
Town:	Caunay
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	226 m2
Plot Size:	58387 m2

## IN BRIEF

This detached and spacious three bedroom house , one of which is on the ground floor, is set in a quiet hamlet with no overlooking neighbours. With nearly 14.5 acres of land, both pastures and woodland, keeping horses or a small holding would be possible. A heated pool with patio and BBQ area allows relaxing time and with a separate guest bedroom maybe a little B&B venture, the options here are numerous.



## ENERGY - DPE



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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

Lounge / Dining room 59m<sup>2</sup> with insert woodburning stove  
 Office / Bedroom 21m<sup>2</sup> with ensuite shower room 3m<sup>2</sup> and separate WC 1m<sup>2</sup>  
 Kitchen 13m<sup>2</sup> fitted and equipped with oven, induction hob and extractor hood  
 Breakfast room 9m<sup>2</sup> leading to laundry / boiler room 5m<sup>2</sup> with connections for the washing machine  
 Entrance 10m<sup>2</sup> with stairs leading to the first floor  
 Utility / pantry 6m<sup>2</sup> leading to W.C. 2m<sup>2</sup> and door back into the lounge

Upstairs :

At the top of the stairs to the left is a storage / mezzanine area 12m<sup>2</sup> and to the right a storage area of 6m<sup>2</sup>  
 Landing 2m<sup>2</sup>  
 Bathroom 5m<sup>2</sup> with corner bath, two wash basins and a WC  
 Bedroom 15m<sup>2</sup>  
 Master bedroom 25m<sup>2</sup> leading to a conservatory style room 28m<sup>2</sup> which has off of it a shower room with wash basin and WC 3.5m<sup>2</sup>

Outside :

Garage with pool pump 19m<sup>2</sup>  
 Guest room 12m<sup>2</sup> with ensuite wet room and WC. Under this room is a cellar  
 Garage 19m<sup>2</sup> housing the oil tank for the central heating  
 Lean to shed on the back of the garage, ideal for gardening equipment storage 16m<sup>2</sup>

Swimming pool 9 x 4, heated, with patio & BBQ area

This property benefits from an outside shower , and sink. It is not overlooked, therefore very private and with plenty of land for horses. Wooded areas, ideal for maintaining for your log supply

## LOCAL TAXES

Taxe foncière: 1540 EUR  
 Taxe habitation: EUR

## NOTES