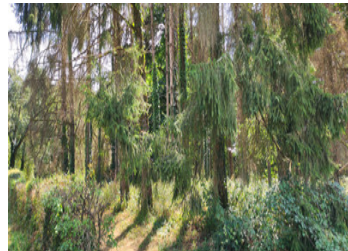


**UNDER OFFER** Detached 3/4 bedroom stone farm house in quiet location offering just under 14.5 acres of land

**EXCLUSIVE**



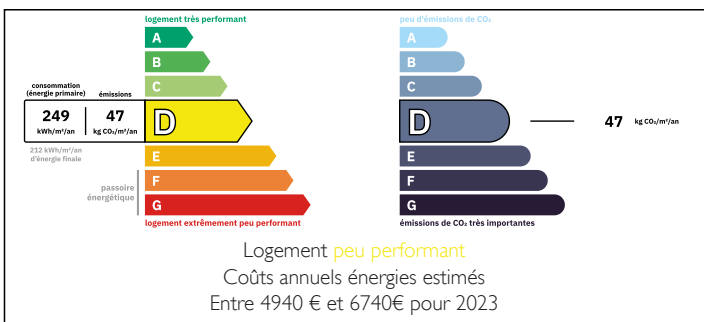
## INFORMATION

|             |             |
|-------------|-------------|
| 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



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

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