

6 Bedroom detached stone farm house with swimming pool and sauna, business potential, outbuildings and garden

EXCLUSIVE



## INFORMATION

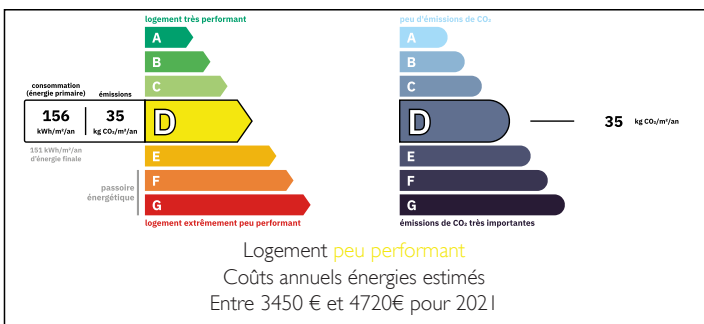
Town:	Chaunay
Department:	Vienne
Bed:	6
Bath:	4
Floor:	312 m2
Plot Size:	9248 m2



## IN BRIEF

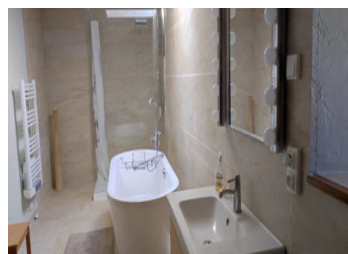
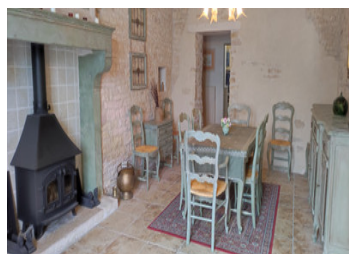
Wow ! Beautifully renovated to a very high standard, this property offers space, comfort, quality and individuality. Double glazed-even the outbuildings, centrally heated, conforming fosse, heated swimming pool, sauna, workshop, guest accomodation and outbuildings to renovate if you wish. Fully enclosed courtyard and garden, workshop, barns and land. Views across the countryside.

## 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

In more detail :

Entrance 19m<sup>2</sup> with flagstone floor and stairs to first floor.

Dining room 26m<sup>2</sup>

Lounge 38m<sup>2</sup> pellet burning stove

Shower room 4m<sup>2</sup> comprising of shower, wash basin and W.C.

Side entrance 3m<sup>2</sup>

Craft room / bedroom 17m<sup>2</sup>

Passageway 4m<sup>2</sup> with storage cupboards.

Laundry 7m<sup>2</sup> with sink and connections for washing machine

W.C.

Bedroom 1, 19m<sup>2</sup>

Kitchen 28m<sup>2</sup> fully fitted and equipped .

Larder / store room 16m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1579 EUR**

**Taxe habitation: EUR**

## NOTES

Upstairs :

Landing 4m<sup>2</sup> with airing cupboard 3m<sup>2</sup>

Master bedroom suite : bedroom 17m<sup>2</sup>, dressing room 23m<sup>2</sup> and ensuite 14m<sup>2</sup> with roll top bath, walk in shower, wash unit and W.C.

Mezzanine 24m<sup>2</sup>

Bedroom 3, 12m<sup>2</sup>

Bedroom 4, 9m<sup>2</sup>

Room /small bedroom 7m<sup>2</sup>

Bathroom 5m<sup>2</sup> comprising of bath with shower over, wash basin and W.C.

Outside :

Boiler room 13m<sup>2</sup> housing the central heating boiler, oil tank, water softener and the pool heater.

Sauna / shower room and W.C. 20m<sup>2</sup>

Storage sheds 6m<sup>2</sup>, 5m<sup>2</sup>, 4m<sup>2</sup>

Pool pump house 5m<sup>2</sup> with automatic doser

Workshop 42m<sup>2</sup> with a first floor area of 32m<sup>2</sup>

Covered terrace 2, 30m<sup>2</sup>

Guest room 20m<sup>2</sup> with ensuite bathroom 4m<sup>2</sup> comprising of bath with shower over, wash basin and W.C.

Barn 140m<sup>2</sup> with mezzanine 60m<sup>2</sup>