

Characteristic 3 bedroom property, full of traditional features with garden and outbuildings.

EXCLUSIVE



## INFORMATION

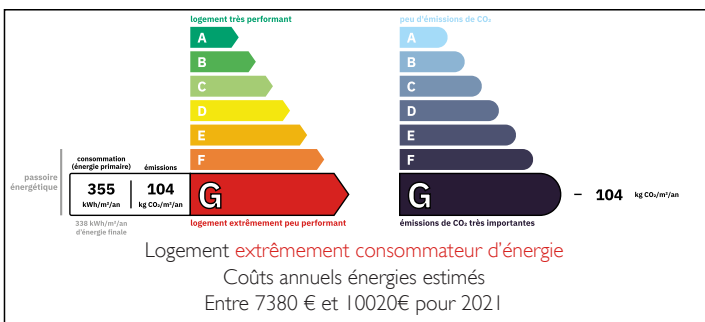
Town:	Vanzay
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	168 m <sup>2</sup>
Plot Size:	1745 m <sup>2</sup>

## IN BRIEF

Located in a hamlet near a small village offering a convenience store, the closest market town being approximately 9km. This large property would make an ideal family or second home. Surrounded by a large, enclosed garden where beautiful wild orchids grow

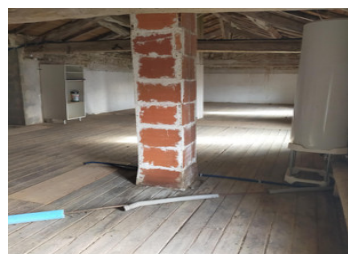
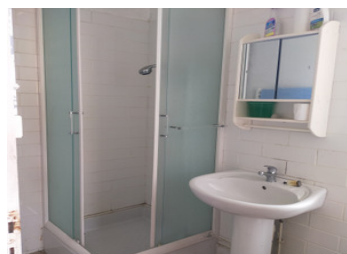


## ENERGY - DPE



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/Diner – Feature fireplace, units and tiled flooring

Dining/Sitting room – Feature beams and attractive wooden flooring

Dining/Sitting room – Feature beams and tiled flooring

Bedroom 1 – spacious double, wooden flooring

Bedroom 2 – spacious double, wooden flooring

Room – spacious, with a door leading to the garden, wooden flooring

Downstairs WC's and shower room – with possible potential to create one large bathroom, wooden flooring

Hallway – Spacious with beautiful feature tiled flooring, door leading to the garden and outbuildings.

A grand wooden staircase leading to the next floor.

Bedroom 3 – spacious double with wooden flooring

### FIRST FLOOR/ATTIC

Attic area – Very large space with feature beams, wooden flooring and possible potential to convert into further living accommodation. Windows making it a bright space.

### EXTERIOR

Large area of garden surrounds the property, spacious hanger, covered terraced area perfect for BBQ's on hot sunny days. Generously sized outbuildings with boiler.

### LOCATION

The hamlet is situated close to Brux, a small village with a convenience store. The larger market town of Couhé, Valence-en-Poitou (9km) has a selection of shops, bar/restaurants as well as a supermarket. The market town of Civray (19km) is within an easy drive and offers a good selection of shops, banks, bar/restaurants, as well as large supermarkets.

The historic city of Poitiers is about 46kms away and offers an excellent selection of retail outlets as well as an airport and train station. ...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES