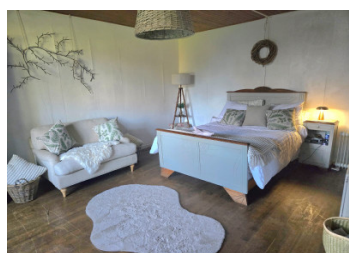


Huge potential for this collection of properties that are full of character - set on over 4000m of land

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Pliboux
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	4040 m2

IN BRIEF

Set behind gates down a no-through road and in a quiet hamlet not far from the town of Sauzé-Vaussais, this charming country property would make a perfect gîte complex or large family home with room for friends and family.

The property includes :

- A habitable main house that is full of character comprising a large kitchen/lounge/diner with flagstone floor and open fireplace, 2 bedrooms and a bathroom - all on the ground floor. Upstairs there is a convertible attic.

- Enjoying its own private garden to the rear, there is a second cottage to renovate comprising two characterful rooms downstairs and an attic above.

- A third cottage to renovate attached to the rear of the main house (also providing a possibility to

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

Set behind gates down a no-through road and in a quiet hamlet not far from the town of Sauzé-Vaussais, this charming country property would make a perfect gîte complex or large family home with room for friends and family.

The property includes :

- A habitable main house that is full of character comprising a large kitchen/lounge/diner with flagstone floor and open fireplace, 2 bedrooms and a bathroom - all on the ground floor. Upstairs there is a convertible attic.

- Enjoying its own private garden to the rear, there is a second cottage to renovate comprising two characterful rooms downstairs and an attic above.

- A third cottage to renovate attached to the rear of the main house (also providing a possibility to extend house n° 1) again with its own private garden.

- Opposite from the main house is a barn and garage.

- A great-sized garden laid mainly to lawn with plenty of space for a pool. The property perimeter is surrounded by stone walls with an original bread oven in the grounds. There is also an orchard.

This property offers stunning potential - with a bit of work it could be a truly wonderful country estate.

Dimensions :

Main House :

Kitchen / Lounge / Diner : 29m²

Bathroom : 4m²

Bedroom : 20m²

Bedroom : 20m²

Attic : 77m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES