

Family house with 6 bedrooms, enclosed grounds and large swimming pool at the gates of Sauzé-Entre-Bois



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Sauzé-Vaussais      |
| Department: | Deux-Sèvres         |
| Bed:        | 6                   |
| Bath:       | 2                   |
| Floor:      | 245 m <sup>2</sup>  |
| Plot Size:  | 5010 m <sup>2</sup> |

## IN BRIEF

Stunning 6-Bedroom Family Residence (245 m<sup>2</sup>) – Space, Comfort & Premium Features

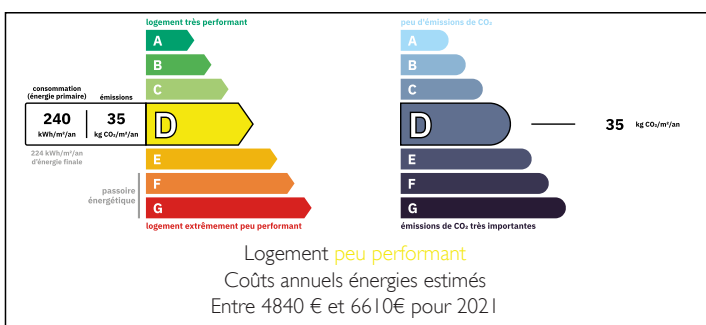
Perfectly designed for raising a large family or entertaining guests, this exceptional home seamlessly blends modern comfort and functionality, all set within 5,010 m<sup>2</sup> of beautifully wooded grounds complete with a swimming pool.

Convenient Ground Floor Living: The ground floor offers an ideal layout, featuring a bedroom, bathroom, and separate WC. The living spaces include a bright lounge with a cozy wood-burning stove for winter evenings, a welcoming dining room, and a fully fitted and equipped kitchen ready for use.

A superb 38 m<sup>2</sup> conservatory (véranda), acting as a true extra reception room to be enjoyed all year round.



## 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

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 3055 EUR

## NOTES