

In the south Loire Valley, stone house of 230 m² with pool, 5 beds, 1 on the ground floor and 4 en-suite.

EXCLUSIVE

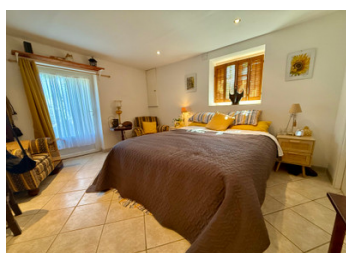


INFORMATION

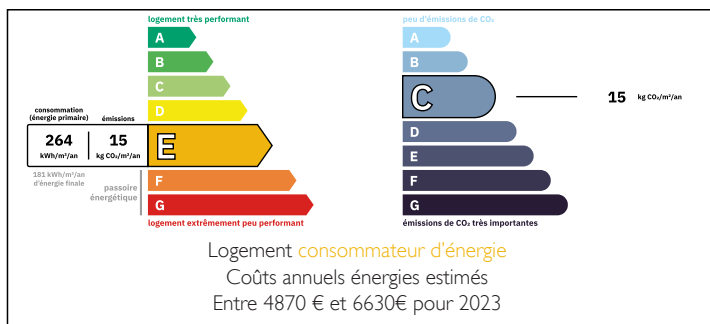
Town:	Pas-de-Jeu
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	230 m ²
Plot Size:	1857 m ²

IN BRIEF

A character-filled property with great potential, ideal for a large family, a multigenerational project, or a hospitality business.



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

This beautiful stone house, offering approximately 230 m² of living space, was formerly operated for several years as a guest house with three guest bedrooms. This explains the presence of two kitchens and two living rooms, although these spaces can easily be used either as one single residence or separately.

The house currently comprises five bedrooms, including a master suite on the ground floor and three further bedrooms upstairs, one of which is a master suite. The fifth bedroom has its own WC and washbasin.

The layout makes it easy to divide the house into two separate living areas, with the possibility of creating two independent dwellings. This is a major advantage for a project combining a main residence with a rental property, a multigenerational family home, or a guest accommodation / holiday-let business.

Outside, the fully enclosed 1,857 m² grounds feature a 9 x 4 m swimming pool, a terrace at the front and another at the rear, an area formerly used as a vegetable garden, and a large gravelled courtyard providing access to a garage. There is also a covered parking area for several vehicles and several small outbuildings.

The property also benefits from a cellar and mains drainage.

Despite being semi-detached, the property has been configured to preserve privacy, with no overlooking from the main outdoor living areas.

PROPERTY DETAILS

First Part

Ground Floor

Entrance hall: 2 m², with stairs to the first floor and stairs leading down to the cellar

Living room: 39 m², with wood-burning stove insert

NOTES