



Beautiful 3-bed in Nouvelle-Aquitaine,

€205,300

79190, Sauzé-Vaussais, Deux-Sèvres, Nouvelle Aquitaine

Ref: R5899

* Available * 3 Beds * 1 Bath

This attractive stone property situated in Sauzé-Vaussais in the Nouvelle-Aquitaine region of western France. It boasts stylish interiors, a stunning garden and several outbuildings.

Property Description

This attractive stone house, situated in Sauzé-Vaussais, has the best of both worlds: a village property with a countryside feel. From its sky blue shutters and sunny terraces to its mature trees and above-ground pool, this property has lots to offer the new owners.

The beautiful home comprises two bright living rooms, a fitted kitchen, dining-room and guest toilet on the ground floor, 3 bedrooms (one is en-suite) and a family bathroom on the first floor. It is ideally located within walking distance of supermarkets, bars, restaurants and local commerce.

The property sits in a plot of just under an acre with mature trees, fruit trees, a choice of terraces and sitting-out areas and an above-ground pool. The outbuildings provide the potential for conversion to additional accommodation. The property benefits from double-glazing, an oil-fired central heating system and is on mains drains.

Ground floor:

Entrance hall (13m²) Wooden floor and beams.

There is a WC with a handbasin off the entrance hall, and also access to the cellar.

Kitchen (16m²) Tiled floor and beamed ceiling. The kitchen has a range of fitted units including a double sink. There is plumbing for both a washing-machine and a dish-washer, and has a door onto a pretty terrace. The white goods and the cooker will be included in the sale.

Lounge (16m²) Wooden floor, exposed stone walls and beamed ceiling. Fireplace with «insert» woodburner.

Dining-room (16m²) Wooden floor.

2nd sitting room (16m²) A lovely bright room with a tiled floor, exposed stone walls and beamed ceiling. Door onto the side terrace.

Upstairs:

Landing (5m²) (with access to the roof space).

Bedroom 1 (16m²) Wooden floor and beamed ceiling.

Bedroom 2 (16m²) Wooden floor and beamed ceiling.

Bedroom 3 (16m²) Wooden floor and beamed ceiling. The wardrobes are included. En-suite shower room (4m²) with a shower, wc and vanity unit. Tiled floor and beamed ceiling.

Family bathroom (16m²) Wooden floor and beamed ceiling. Free-standing bath, wc and vanity unit.

Outside:

The lovely mature garden has several fruit trees including apple, damson, cherry, fig, plum and walnut. To the side of the kitchen and sitting room, there is a pretty terrace and throughout the garden there is a choice of areas for outdoor dining.

There is an above-ground pool in working order but requiring a new liner.

Barn (75m²) with a mezzanine area, the central heating boiler and oil tank. A separate room is currently used as an art studio. Electrics and water are connected.

2nd barn (16m²) used as a potting shed/trailer storage.

Open hangar (90m²) used as a garage (room for 1 car).

At the bottom of the garden there is another outbuilding (previously used for animals) (approx 70m²). Roof in poor condition.

Small outbuildings.

The land has previously been designated as building land (the planning permission would have to be renewed) and there is potentially a second entrance at the bottom of the garden.

Gallery

