



Spacious Charming and Private House,

€159,500

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

Ref: R5937

* Available * 4 Beds * 3 Baths * 166m2

The house is protected all around by high hedges and is accessed from the road by electric gates, leading to the garage with electric doors. The property comprises light and airy, spacious accommodation throughout.

- 10 mins to shops
- Golf courses in region
- TGV Trains in Poitiers
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Shopping and markets
- Historical and Tourist Areas
- Local Markets
- Motorways close

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French Entrée 

Property Description

The house is protected all around by high hedges and is accessed from the road by electric gates, leading to the garage with electric doors.

The property comprises light and airy, spacious accommodation throughout. The layout is as follows

Front door leading into hallway

Kitchen : (16m²) Fully fitted kitchen, Tiled floor, beams, radiator, glazed doors to garden, window

Lounge/Dining Room : (46m²) Newly fitted woodburner, tiled floors, beams, 2 radiators, 2 glazed doors to garden, 2 windows

Wc : with wash hand basin

Bedroom : (12.8m²) Tiled floors, beams, radiator, glazed doors to garden

Bathroom : (6.7m²) Tiled floors, beams, heated towel rail, whirlpool bath, shower cubicle, wash hand basin, wc and storage area

Stairs in the Lounge area leading to

Landing : (14m²) Wooden floors and 2 windows

Bedroom 2 : (12.50m²) Wooden floors, radiator, window

Bathroom : (8.7m²) Wooden floors, radiator, window. Equipped with Bath, wash hand basin, wc and bidet

Storage Cupboard : (2m²)

Bedroom 3 : (13.30m²) Wooden floors, radiator, window,

Storage Cupboard : (2m²)

Bedroom 4 : (12.9m²) Wooden floors, radiator, window

Bathroom : (6.3m²) Tiled floors, radiator, window, storage cupboard. Equipped with bath, wash hand basin, bidet

Wc : (2m²)

Office/Bedroom : (10.4m²) Wooden floors, radiator, window.

Outside the property benefits from a large garden, with two gated entrances, and comprises

A large dining terrace that is South facing

Garden laid to lawn with mature shrubs and trees

Garage with water and electricity. A utility area, including stone sink. It also houses the pompe a chaleur, the inline water softener and the equipment for the photovoltaic panels in the garden that heat and power the house, and the solar panels that heat the hot water.

Half way between Poitiers and Angoulême, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Tours and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere even vineyards half an hour to the North

Gallery

