

House - 228 m²

Price: €306 800 *
Honorary Award Excluded: €295 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

BEAUTIFULLY RENOVATED DETACHED CHARACTER PROPERTY WITH VIEWS, POOL, OUTBUILDINGS AND COTTAGE TO FINISH RENOVATING ALL ON 1.7 Ha LAND Situated on the edge of a small hamlet just 5 km to the nearest village of Chaunay, 9 km to the pretty town of Couhé and 46 km to Poitiers (TGV station and airport) this immaculate property consists of an outstanding main house with 3 bedrooms and views over a heated pool and large meadow, a charming cottage to finish, a large barn and delightfully zoned gardens with covered terrace. The main house has been tastefully renovated throughout retaining many of the gorgeous original features including flagstone flooring and exposed beams with the benefits of having large rooms and being well insulated and double glazed throughout. There is literally nothing to do but unpack and enjoy your new home. The main house offers 228 sqm of living space comprising: Ground floor: entrance into large welcoming hall of 20 sqm with original flagstone flooring and charentaise fireplace with dual faced woodburner that heats both the hall and the lounge. The large lounge of 32 sqm has windows to 3 sides flooding the room with light and affording views to the garden and surrounding countryside. French doors open out to the in-ground heated pool and sun terrace. To the other side of the hall is a sunny dining room of 30 sqm with charentaise fireplace and woodburner and french doors out to garden and fruit orchard. Through to a delightful fully fitted and equipped kitchen of 24 sqm, sensitively presented retaining the original flagstone floors, with french doors out to the front

terrace, pool and gardens. To the rear of the house accessed from the hall is a utility/cloakroom of 8.5 sqm with separate toilet and door out to the fruit orchard and meadow. 1st floor: turn left to the stunning master suite with large bedroom of 31 sqm with his and her dressing rooms and private balcony with uninterrupted views over the pool, garden, meadow and surrounding countryside. There is a luxurious ensuite bathroom of 15.5 sqm with roll top bath and large walk-in shower. To the other side of the house are the 2 guest bedrooms of 17.5 + 26 sqm with shower room of 4.75 sqm. One of the bedrooms has original stone steps down to a private pretty garden. Outside: A gated driveway brings you into the main house and pool on the right and a separate cottage attached to a large barn with outbuildings on the left. The current owner has already started renovating the cottage and comprises one room on the ground floor of 36 sgm with restored flagstone flooring and exposed stone walls and beams, and a mezzanine bedroom of 17.5 sqm. The cottage is attached to the large barn of 100 sqm giving the possibility to extend the cottage if desired. It has a private garden to the front. The private inground heated pool of 9 x 4 is fully fenced and has a solar shower and large sun terrace with views over the gardens and land. For alfresco dining and welcome shade there is a covered terrace of 32 sqm with electric supply and BBQ. There are 4 additional stone sheds including workshop with electricity supply and a garage of 20 sqm. The gardens are zoned offering a pretty landscaped garden with pond on one side and fruit orchard, and allotment to the other. The large meadow is ideal for horses and wraps in an L shape around the house. The land totals 17 365 sqm. A beautiful property not to be missed - early viewing highly recommended! J&S IMMO MOBILE FR: 0033 (0) 6 47 69 25 72 Email : jennybentley.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU: 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 306 800euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 295 000 euros

LE BIEN EN DETAIL

Reference: 266JB79
Town: VANZAY
Transaction: Sales

Type of property: House

Price Including charges: €306 800

Property tax : €1 519 Surface : 228 m² Land : 17365 m² Living room: 32 m² Number of rooms: 6 Number of bedrooms: 3

Bathroom: 1 Shower room: 1



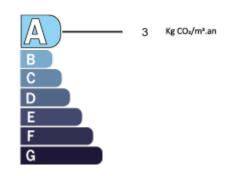
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO2² / m² / year

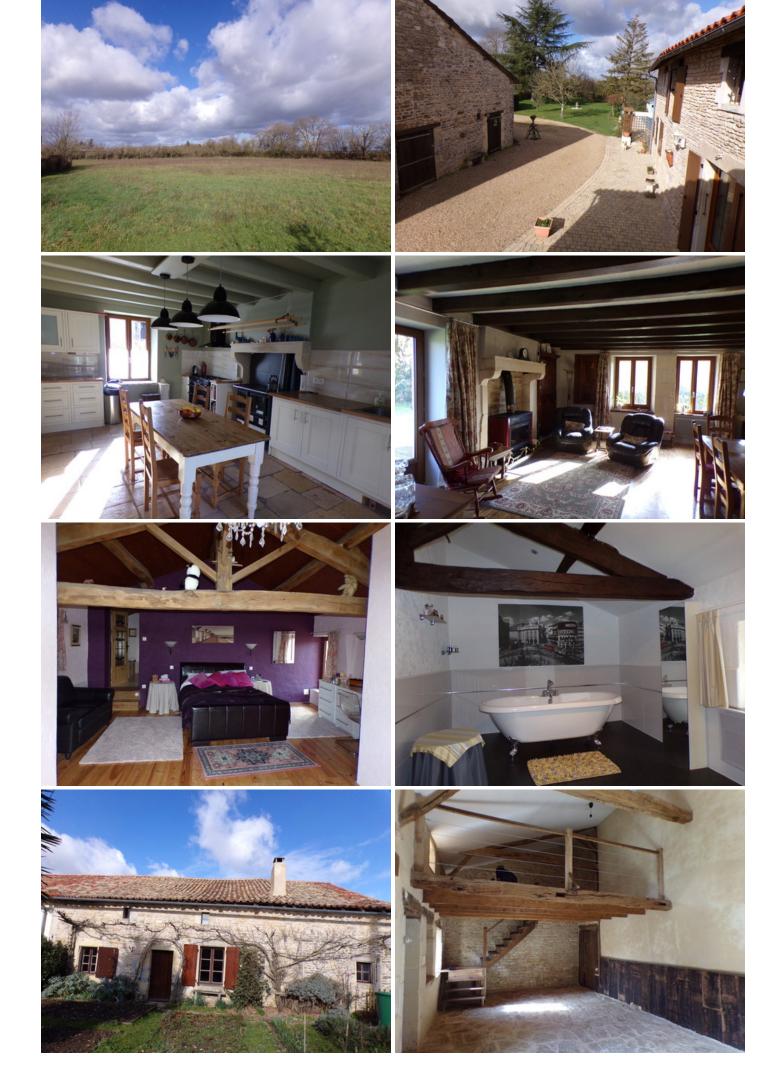
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS



























AGENCE IMMOBILIÈRE

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