



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

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Reference: N12908
Location: Deux Sèvres - Clussais-la-Pommeraiie
Type: House
Setting: Hamlet
Bedrooms: 2
Bathrooms: 2
Habitable: 130 m2
Land size: 2 847 m2
Condition: Ready to Move In
Year built: 1900
Heating: Heat Pump
Shops: 2 Km
Pool: No
Outbuildings: Yes



Detached country cottage the last house in a quiet lane of 2 other properties that leads to fields, views over open countryside. It has been updated by the present owners and has energy efficient heating via a heat pump and hot water via solar panels.

Veranda to front with tiled floor leads to the large living room with tiled floor, beams, door end window to the front, fireplace with wood burning stove, leads to an office area with door to side veranda. Modern fitted kitchen with windows to front and side, wooden worktops. Dining room with pellet burning stove, wood floor, window to the side and stairs up to first floor. Rear hallway with tiled floor, controls for heating system leading to a rear veranda. Family bathroom with window to the rear, tiled floor, bath, separate shower, vanity sink and WC. Laundry. Garage has a door from the rear hall and garage door to the side - this could be a bedroom with correct permissions.

On the first floor is a master bedroom with wood floor, windows to front and rear, sloping ceiling with beams, dressing room and en-suite shower room/ Second bedroom has a window to the front and side, sloping ceiling with beams, storage area off could be a shower room as water connects are in place.

The gardens wrap around the house and are very private from the neighbouring property and have long reaching views. Mainly laid to lawn with mature trees, there is a well and another garage and store shed.

La Pommeraiie with a cafe/bar/shop is a 2km walk. Between the market towns of Lezay and Sauzé-Vaussais with supermarkets and all daily necessities. The cities of Niort and Poitiers are 40 minutes away. Nearest airports are Poitiers, La Rochelle and Limoges with a good variety of flights back to the UK.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1380 EUR et 1950 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 234 kWh/m2/an EMISSION DE GAZ 37kgCO2/m2/an

Date de réalisation du diagnostic : 24/05/2023

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 180 200€ *
(* Les honoraires de l'agence sont à la charge du vendeur)
Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€169,600

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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