



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N12988E
Location: Deux-Sèvres(79) - La Chapelle
Type: Pouilloux
Setting: House
Bedrooms: Village
Bathrooms: 3
Habitable: 3
Land size: 170 m2
Condition: 1 956 m2
Year built: Ready to Move in
Heating: 1900
Shops: Electricity
Pool: 4 Km
Outbuildings: Yes



Lovely stone property recently updated and will offer 3 bed/3bath accommodation with 3 reception rooms, large courtyard to the front and walled garden to the rear with a heated pool installed in the barn. Recent heat pumps for the central heating and a wood pellet stove ensure an energy efficient home.

Central hall way with tiled floor and french doors to the rear garden. To the left is the dining room with window to the front, wood floor and fireplace with wood burning stove. Arch through to the double aspect living room with glazed door to the front, french doors to the rear garden, ceiling beams, exposed stone wall, tiled floor and pellet stove. To the right of the hall is the fully fitted breakfast kitchen window to the front, tiled floor and a good range of wall and floor cabinets. Useful laundry room with wood floor, window to the rear, plumbing for washing machine and plenty of room for storage. Office (possible bed 4) with window to the front, wood floor and door to the garage. From the hall there is a generous shower room with window to the rear, tiled floor, wood panelling, shower, vanity sink and WC. Stairs from the hall lead to the cellar.

On the first floor there is a landing area with built in storage cupboards, window to the rear and wood floor/ Master en-suite bedroom is to be finished and will offer double aspect bedroom with exposed A-frames and an en-suite shower room and dressing. Bed 2 has a window to the rear and built in wardrobes. Bedroom 3 has a window to the front. Family bathroom with bath, separate shower, vanity sink, wc, window to the rear and tiled floor.

To the front of the property is a large courtyard with a house to renovate, garage, hangar, workshop and some store sheds, there also a garden to the side. To the rear of the house is a walled garden with large barn with a heated swimming pool and bar area.

The property has been rewired and a new drainage system has been installed.

4km from the market town of Sauzé-Vaussais, 50 minutes to Poitiers with airport and TGV station. The coast at La Rochelle is 1 hour 20 minutes.

PERFORMANCE ENERGETIQUE 154 kWh/m2/an EMISSION DE GAZ 4 kgCO2/m2/an

Estimation des coûts annuels : entre 1 160 € et 1 610 € par an, prix moyens des énergies indexés au 1er janvier 2021

Date de réalisation du diagnostic : 24/10/2023

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 223 660€ *

(* 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)

€223,660

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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