

**Reference:** N10936  
**Location:** Deux-Sèvres (79) - Mairé L'Evescault  
**Type:** 79190  
**Setting:** Gîtes  
**Bedrooms:** Hamlet  
**Bathrooms:** 9  
**Habitable:** 7  
**Land size:** 420 m2  
**Condition:** 3 180 m2  
**Year built:** 1st Class Condition  
**Heating:** C19th  
**Shops:** Oil  
**Pool:** 3 Km  
**Outbuildings:** Yes



This stunning property offers spacious accommodation in each of its three houses, 4 bed farmhouse, 3 bed barn conversion and 2 bed gîte, which could be used as a holiday rental business or just for extended family. All properties retain the traditional elements of exposed stone walls, beams and fireplaces together with all the modern elements that we all need - double glazing, central heating. The current owners have added a heated and covered swimming pool with terrace just last year.

#### 4 BED FARMHOUSE

Breakfast kitchen fully fitted with a tiled floor that continues throughout the ground floor, beams, fireplace with woodburner, window and door to the front. Dining room with window to the front, beams, fireplace with woodburner. Rear snug with 2 windows to the side, fireplace, double height ceiling with beams. Lounge with beams and french door and window to the front. Bedroom with double height ceiling with beams and window to the side. Shower room.

Upstairs there are three large bedrooms, one with a dressing room, another with built in wardrobes and an en-suite shower room. Family bathroom. Store room.

#### 3 BED BARN

Open plan living/dining/kitchen with tiled floor, door and window to the front, door and window rear to the private rear terrace, beams, woodburner, fitted kitchen with metal and slate worktops. Office (or 4th bed) with french doors to the side. Shower room. Storage room.

Upstairs there is a bedroom with built in wardrobes and en-suite shower room, 2 further bedrooms, family bathroom and store room.

#### 2 BED GITE

Open plan living/dining/kitchen with double height ceiling, french door and window to the front, french door to the side terrace, fully fitted kitchen with integrated appliances. Hall with window to the front, bedroom with built in wardrobes and shower room.

Upstairs is a large bedroom with sloping ceiling and built in storage cupboards.

Recently installed 9 x 4m heated pool with retractable glazed cover and surrounding terrace.

Attached to the 4 bed farmhouse is a large barn of 90m2, recent utility room with french doors to the front, sink and plumbing for washing machines, plenty of storage space. Mezzanine above. Further stone barns with storage and the boiler for the oil-fired central heating. Hangar (97m2) with bread oven perfect for undercover dining.

The gardens are mainly laid to lawn with open views to the local countryside, parking for many cars.

Just 4km from the market town of Sauzé-Vaussais with a good choice of supermarkets, bakers, schools, fishing/leisure lake and summer swimming pool. The cities of Niort, Poitiers and Angoulême are 45 minutes drive.

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

(dont 6% € TTC honoraires à la charge du vendeur)

Price net vendor 377 350 €

Tel : 06 73 89 73 09 E-mail : kim@allez-francais.com

€399,991

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

Siret No 501 955 470 00015

