

4 bed property with great potential - further renovation and expansion. Private enclosed garden.

EXCLUSIVE



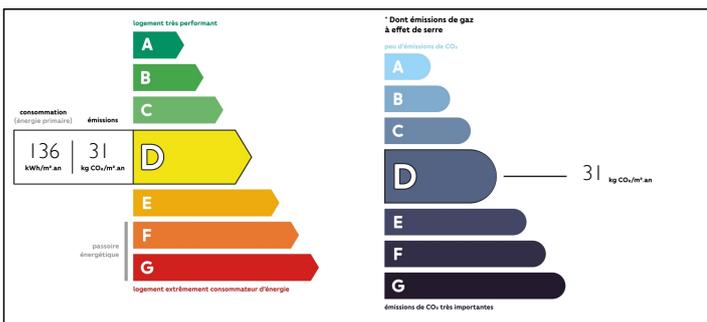
INFORMATION

Town:	Xaintray
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	2128 m2

IN BRIEF

Charming house, built on the site of the mediaeval priory, with spacious and luminous rooms, with significant renovations in most major areas. While some finishing touches are required, the property retains numerous original features. Presently comprising four bedrooms, there is potential for creating an annex or gite. The expansive private garden adds to the allure of this delightful home.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Property features

Ground floor -

Entrance hall (4m²) - wooden floor and stairs to the first floor

Dining room (27m²) - wooden floor, beams, fireplace

Kitchen/living room (30m²) - tiled floor, beams, exposed stone walls, chimney

Bedroom (15m²) - wooden floor

Ensuite bathroom (10m²) - wooden floor, roll top bath, wc and washbasin

Back hallway (5m²) - wooden floor

Shower room (3m²) - tiled floor, shower, wc and wash basin

Boiler room (5m²) - tiled floor, heating boiler, plumbing for washing machine

Under stairs storage and entrance down stone steps to the cave with a medieval arched ceiling

NOTES

First floor -

landing (6m²)

3 bedrooms (8m², 22m², 21m²)

Shower room (6m²) - shower, washbasin and wc

hallway (3m²) - exposes stone wall

lounge (42m²) - beams, wooden floor, exposed stone walls, could become a further bedroom

Windows and doors are double-glazed. There are wooden floors, beams and exposed stone walls.

OUTSIDE -

Small house for complete renovation

Large barn (62m²), smaller barn and outbuildings

The GARDEN is completely enclosed and private, mainly laid to lawn with some mature trees.

The septic tank conforms.

Xaintray is a pretty little village, only 7kms from Champdeniers with a large supermarket. Niort is only 25kms away.