



## House

LUZAY (79)

**342 500 €\***

\* Agency fees to be paid by the seller



270 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

ONLY AT CAPIFRANCE Discover this magnificent property located in the town of Luzay, where charm and modernity meet to offer an exceptional living environment. This carefully renovated country house welcomes you in a warm decor. It offers you a TRENDY kitchen, a spacious living room, three large comfortable bedrooms, a mezzanine living room, an office/library, a bathroom with shower and a practical laundry room. A studio adjoining the house offers an ideal solution to accommodate your loved ones in complete independence. With its separate entrance, it is also a perfect space for rental or for carrying out an independent activity. You will be able to discover a spacious and well-appointed cottage that can accommodate between 4 and 8 people with two large bedrooms, each with a bathroom. Outside, enjoy a true haven of peace with a carport to shelter your vehicle, a balcony to admire the view, large terraces for your outdoor meals, a patio for moments of relaxation, a landscaped courtyard for stroll, and even a vegetable garden area for gardening enthusiasts. Located just 9 minutes from Saint-Varent, 14 minutes from Airvault and 12 minutes from Thouars, this property offers a perfect balance between tranquility and proximity to amenities. THE +++: COMPLIANT NON-COLLECTIVE SANITATION - DPE C - OPTICAL FIBER - QUALITATIVE CONSTRUCTION AND RENOVATION Don't miss the opportunity to visit this unique property. Contact us today to schedule a visit.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anne VEILLAT**

**THOUARS (79100)**

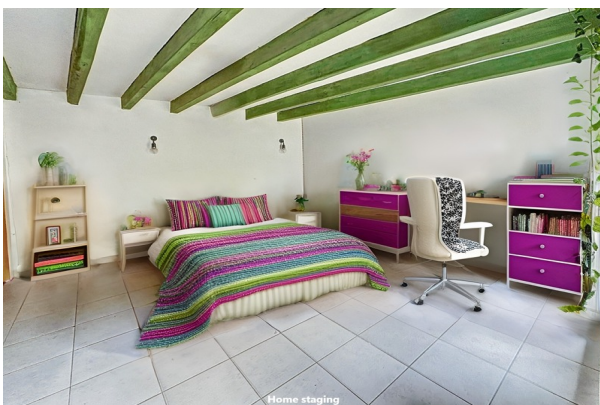
Agent

RSAC : 807 540 968 00011

Courts service city : NIORT

**(+33)6 98 29 70 37**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 847621  
Property type ..... House  
Year of construction ..... 2000  
Exposure ..... S-W  
View ..... Vue sur Jardin

### SURFACES

Living space ..... 270 m²  
Living room surface ..... 48 m²  
Land surface ..... 6623 m²

### COMPOSITION

Number of rooms ..... 9  
Number of bedrooms ..... 6  
Number of bathrooms ..... 1  
Toilets count ..... 4  
Washrooms ..... 344  
Terrace ..... 1

### DPE/GES

DPE ..... 144  
GES ..... 4

### APPENDIX

Parking ..... extérieur  
Parking space ..... 2  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... pompe à chaleur  
Kitchen ..... équipée