



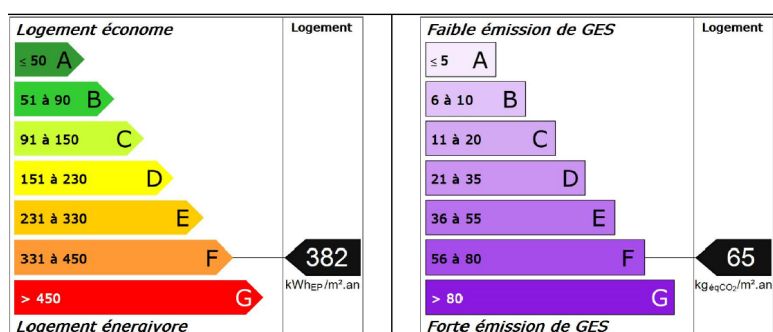
### 32 Rue Belles Roses, 87600 VAYRES, France

T : 05 55 78 20 60 Web : [www.britfr.com](http://www.britfr.com)

Spacious family house in a 1600 m<sup>2</sup> (2/5 acre) plot built in 1957 in a pleasant, quiet village with shops, post office, Mairie. There is a semi-independent apartment having a studio flat underneath, so the house would be well suited to a large family of several generations living together.

The main house, has a 37 m<sup>2</sup> sitting room/dining room with a modern 7 kW glass-fronted wood fire, with French windows onto a 10 m<sup>2</sup> terraced area overlooking the garden; a 12 m<sup>2</sup> fitted kitchen; a walk-in cupboard, a cloakroom with washbasin and separate lavatory; and a door leading to the semi-independent apartment. Upstairs, there is a landing and corridor; four good bedrooms combined area 46 m<sup>2</sup>; another walk-in cupboard; a family bathroom (6 m<sup>2</sup> with bath, washbasin and WC), and a separate lavatory with washbasin. The apartment has its own front door and hall, a 9 m<sup>2</sup> study, a 20 m<sup>2</sup> bedroom with en-suite shower and washbasin, and a 20 m<sup>2</sup> South-facing sitting room (added around 1976/1978) with French windows communicating with the terraced area. This room sits above a studio flatlet, entered through the garage and with French windows onto the garden, 20 m<sup>2</sup> with an 11 m<sup>2</sup> bathroom with separated WC. Total floor space ('surface habitable') is 224 m<sup>2</sup>.

The basement contains a 38 m<sup>2</sup> garage with insulated ceiling, a 17 m<sup>2</sup> laundry/boiler room; a 16 m<sup>2</sup> wine cellar with concreted, insulated floor and insulated ceiling; a 5 m<sup>2</sup> room now used for freezers. Outside, under the 10 m<sup>2</sup> terrace there is a covered storage area. The garden is laid mainly to lawn with fruit trees, trees and a pond. Oil-fired central heating, well insulated loft spaces, intruder alarm, main drainage.



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