

Traditional property with four bedrooms, a two-bed attached gite and surrounding gardens in a popular hamlet



## INFORMATION

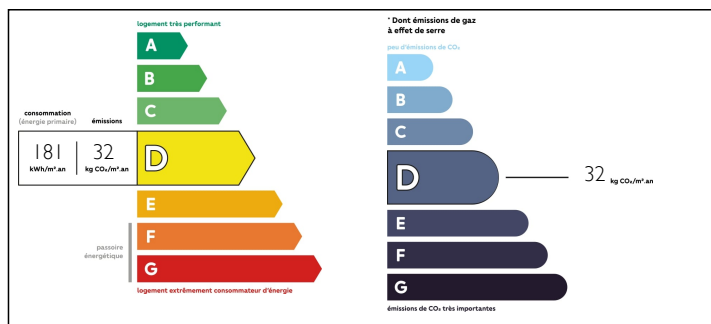
Town:	Melle
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	225 m2
Plot Size:	3706 m2



## IN BRIEF

Here we have a well-renovated four bedroomed house with a generous-sized two-bedroomed gite attached - perfect for visiting friends and family or to provide a useful additional income. At the front of the house there is a driveway with parking for several cars and a large garden that runs along the side of the house and then to the rear. There's plenty of outdoor space for the owners of the property and for gite visitors to have their own private area as well. In addition there is a large barn with two floors that has huge possibilities for someone looking for a bit of a project! The property is just a nine minute drive to the market town of Melle which has supermarkets, bars, restaurants and an open-air swimming pool. The location is an excellent base for day trips to explore the Charente coast, Île de Ré, Île d'Aix, the south...

## 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

Main house

Downstairs:

Veranda

Sitting/dining room 32m<sup>2</sup>

Kitchen 9.7m<sup>2</sup>

Bathroom 10.6m<sup>2</sup>

Upstairs:

Corridor

Bedroom 1 14.8m<sup>2</sup>

Bedroom 2 13.4m<sup>2</sup>

Bedroom 3 10.3m<sup>2</sup>

Bedroom 4 9.5m<sup>2</sup>

Separate utility room 27m<sup>2</sup>

Gite (currently used for seasonal holiday rentals)

Downstairs:

Kitchen/dining room 33m<sup>2</sup>

Shower room 8.2m<sup>2</sup>

Upstairs:

Hallway 4.4m<sup>2</sup>

Bedroom 1 19.4m<sup>2</sup>

Bedroom 2 39m<sup>2</sup>

Two large storage cupboards

Large barn with two floors

## LOCAL TAXES

Taxe foncière: 1081 EUR

## NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>