

Character six bedroom, five bathroom village property with 1 bed annexe, landscaped garden and pool.



## INFORMATION

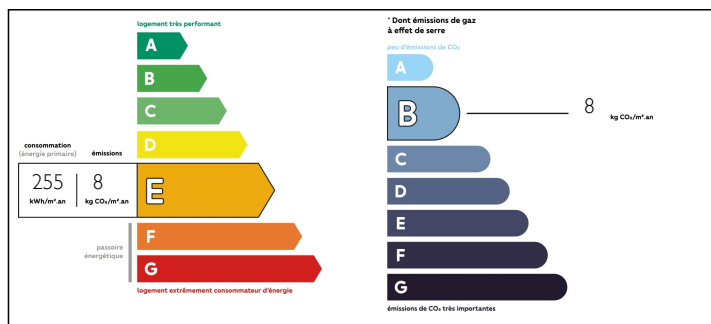
Town:	La Mothe-Saint-Héray
Department:	Deux-Sèvres
Bed:	6
Bath:	5
Floor:	270 m2
Plot Size:	1340 m2

## IN BRIEF

Renovated to high standard, this property comprises -a main house with six bedrooms (one ground floor) and five bathrooms, plus many traditional features. The top floor is set out as a small apartment with two bedrooms. -an independent annexe with a mezzanine floor with bedroom and bathroom and private BBQ area. In the garden, there's a large barn and a lovely pool set in the compact landscaped garden. All in all, a great house in a lovely village setting. Situated between La Mothe-Saint-Héray (5 km) and the market town of Lezay (12 km).



## 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.



## LOCAL TAXES

**Taxe foncière: 1932 EUR**

**Taxe habitation: 1440 EUR**

## NOTES

## DESCRIPTION

Main House.

On the ground floor:

Entrance Hall with stairs to the first floor and steps down to an 18 m2 cellar.

Kitchen with fitted units, gas cooker and dining room with fireplace and wood burner (36 m2 total).

Lounge (25 m2) with exposed stone work, fireplace with wood burner, french doors at each end to front and rear terraces.

Bedroom (21 m2) with exposed stone wall, large feature fireplace, french doors to a small terrace and en-suite bathroom with shower, basin and W.C (3.3 m2)

First floor:

From Lounge, stairs to a separate section of the first floor comprising:

Living Room (24 m2) with double aspect windows, wood burner, and doors to an additional room at the rear (9.6 m2).

Step down to Bedroom (12 m2) with a large wardrobe and en suite shower room (3 m2) .

From the Entrance Hall stairs to 1st floor:-

Landing (14 m2) with laundry area and WC.

Bedroom (17 m2) with en suite shower room (3.5 m2).

Bedroom (27 m2) with en suite bathroom with corner bath (3.75 m2).

2nd Floor configured as an Apartment with:

Central kitchen/dining area (19 m2),

Bedrooms (12.7 m2) and (16.5 m2)

Shower room (2.5 m2) with shower, basin and W.C.

Exterior:

Double gates to drive and parking area. Garden to front, side and rear with steps down to walled terrace, and kidney shaped swimming pool with liner replaced in 2016.

At the side of the entrance drive is the annexe with open plan ground floor (49m2), Kitchen corner (fully