

UNDER OFFER : Four /five bedroomed detached stone house with pool, bread oven, outbuildings and garden.



INFORMATION

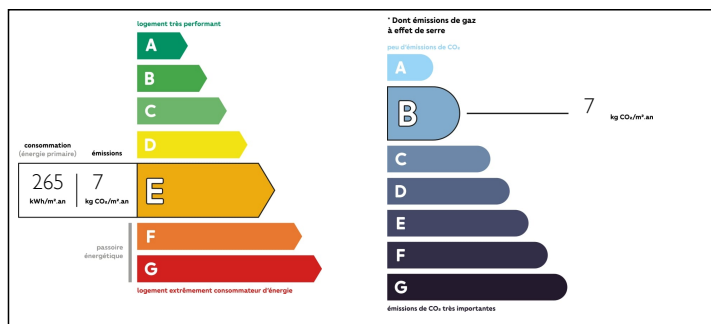
Town:	Mairé-Levescault
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	261 m2
Plot Size:	8432 m2

IN BRIEF

This detached five bedroomed property offers business potential to run a gite or keep just as a large family home. Outbuildings are a plenty as is the garden which has a part wooded area. This property is being sold furnished and is priced to sell, so booking a viewing now is essential to avoid disappointment.



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

Entrance 7.8m²
 Cellar entrance / store area 7.9m²
 Cellar 34m²
 Kitchen 23m²
 Utility room 6.7m²
 W.C. with hand wash basin 2.9m²
 Lounge with wood burning stove 34.5m²

Upstairs :

Landing and mezzanine area 25.2m²- used as an extra sleeping area, but would equally make a great home office area

Bedroom 18.6m² with ensuite shower room and W.C. 5.9m²

Bathroom 12.7m² comprising of corner bath, shower cubicle, twin wash basins and W.C. A cupboard houses the 330L water tank.

Two further bedrooms of 14.5m² and 13.6m²

Annexe : this has its own access from outside, but can equally be accessed through an adjoining door from the lounge.

Open plan living space with fitted kitchen, entrance area 34m² and W.C. with wash hand basin 1.5m²

Upstairs :

Mezzanine 19.6m² currently being used as a bedroom, with cupboard.

Bedroom 10m²

Passageway 3.4m²

Shower room with W.C. 5.7m²

Outside :

Attached to the house is a barn 17.9m² and old stables 41.9m² ideal for a workshop or games room.

Old pigsty 37.2m²

Pool shed 9m² next to the heated pool 8m x 4m

Bread oven with a covered terrace area, 14m²

Stone storage shed 7m² and room 8.9m²

Wood store 8.6m²

Garden

NOTES