

Detached four bedroomed stone farm house, outbuildings, bread oven and garden close to Melle



## INFORMATION

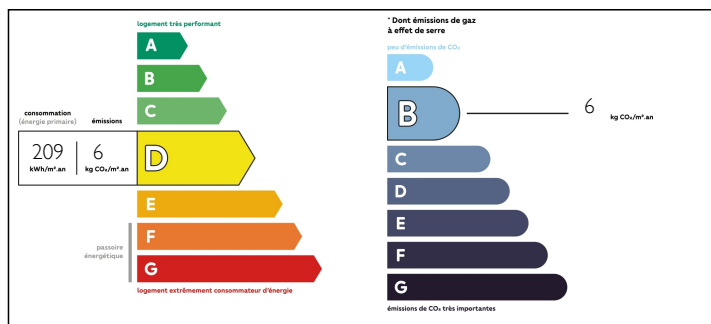
Town:	Alloinay
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	191 m2
Plot Size:	2180 m2



## IN BRIEF

Ready to move into this four bedroomed, three bathroomed property would make a great family home, but equally a perfect get away holiday home. Detached with double glazing and central heating run via the wood burning stove, this a a good sized property offering the potential to renovate the attached cottage for a family member or to create a holiday let. Barn, bread oven and covered parking area. Book your viewing now to avoid missing out !

## 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

Lounge 30m<sup>2</sup>,  
Kitchen 28m<sup>2</sup> fully fitted and equipped with range cooker,  
Dining room 29m<sup>2</sup> with stairs leading to the first floor  
Utility room 7m<sup>2</sup>  
Shower room with WC 4<sup>2</sup>  
Bathroom with WC 4m<sup>2</sup>  
Office 6m<sup>2</sup>  
Bedroom 16m<sup>2</sup> with dressing room 3m<sup>2</sup>

Upstairs :  
landing 6m<sup>2</sup>  
Bathroom 8m<sup>2</sup> with bath wash basin and WC and  
three good sized bedrooms 12m<sup>2</sup>, 13m<sup>2</sup> and 14m<sup>2</sup>

Outside :  
Covered parking attached to the Barn 47m<sup>2</sup> which  
as a covered area behind 42m<sup>2</sup>  
Cottage to renovate 40m<sup>2</sup> on the ground floor  
Bread oven 13m<sup>2</sup>  
Garden attached to the property and private.  
This property is ready to move into, so be quick to  
book your viewing, to avoid disappointment.

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

## LOCAL TAXES

**Taxe foncière: 588 EUR**

## NOTES