

Attractive stone house with large barn and lovely garden with open barn in the heart of a pretty village with restaurant.



## INFORMATION

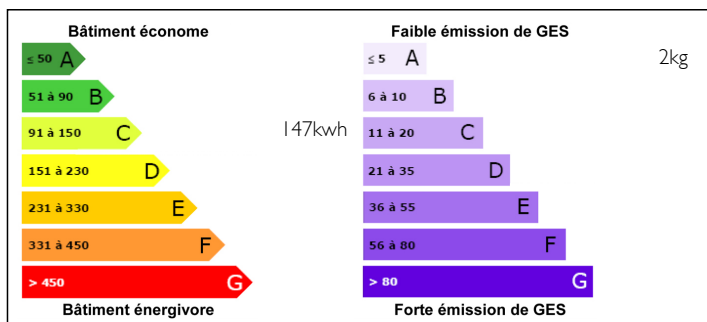
Town:	LIMALONGES
Department:	Deux Sevres
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	600 m2



## IN BRIEF

This attractive and different house with wonderful exposed stone is packed full of surprises. Downstairs are two large rooms including a kitchen/dining room with an amazing cobble stone floor. There's also a utility area with a bathroom and WC. The first floor is accessed by beautiful stone steps and includes a huge room with a fitted kitchen. Work to add a bedroom is in progress and there's a separate bathroom to finish. But it's a blank canvas and when complete could offer you holiday rental income or additional family living space. Add to this an amazing stone barn; a lovely garden with an open barn, perfect for alfresco dining; a great location at the heart of a village with a bar and restaurant; a supermarket within each reach; and great road network links. As well as a delightful Romanesque church. the village offers a school, restaurant and bar, holds regular events...

## ENERGY - DPE



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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

### Ground Floor

Kitchen / Dining Room 37 m<sup>2</sup> with woodburner, exposed stone walls. œil de bœuf and coeur demoiselle flooring, raised wooden platform for dining table, attractive corner kitchen with fitted cupboards with electric oven, gas hob and hood, doors to front and rear gardens.

Lounge / Bedroom 46m<sup>2</sup>m with fireplace, some plasterboarding to complete, door to rear garden.

Corridor to Utility Room 9.5m<sup>2</sup> with fitted units, cupboard space, plumbing for washing machine.

Shower room 4.3m<sup>2</sup> with shower unit, washbasin and WC, narrow cupboard.

### Upstairs

Large living space / Bedroom, 46m<sup>2</sup>, with fitted kitchen units, double sink, gas hob and electric oven. Separate Bedroom to finish 19m<sup>2</sup>.

Bathroom to finish 12.5m<sup>2</sup> with large sit-in bath, heated towel rail, hot water tank (which could be connected to the kitchen woodburner beneath).

WC 1.5m<sup>2</sup> with handbasin.

### Exterior

Cellar 23m<sup>2</sup>

Barn 90m<sup>2</sup> surface with further mezzanine section of 23m<sup>2</sup>

Old stables 14m<sup>2</sup>

Hanger 35m<sup>2</sup>

Garden approx 600m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:

**480 EUR**

## NOTES