

OFFER ACCEPTED : Super character holiday home with 3 bedrooms and pool in village with bar + bakery.



INFORMATION

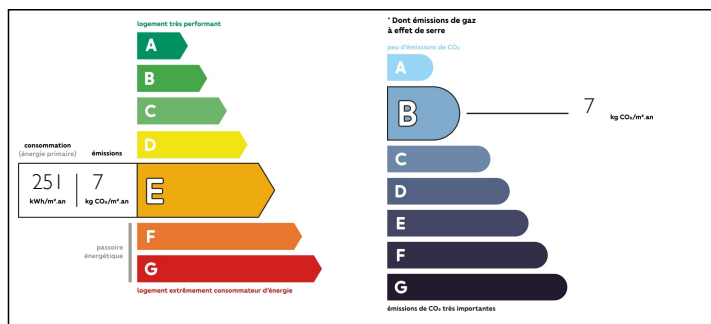
Town:	Melleran
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1253 m2



IN BRIEF

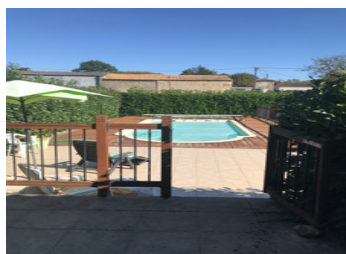
A pretty 3 bedroom holiday home with a swimming pool, terrace and garden, set on a quiet lane in the pretty village of Melleran. Retaining many of its character features, this charming house makes a delightful holiday home which could also be rented as a gite throughout the summer. Although not detached, the property is not overlooked. The house is heated by a woodburner and has a conforming septic tank. With enough parking for 3 cars in the front courtyard, there is also rear access for vehicles into the large garden. There is a bakery and bar in the village, with the nearest supermarket just over 10 minutes drive away. Poitiers airport is under an hour's drive.

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: 804 EUR

Taxe habitation: 670 EUR

NOTES

DESCRIPTION

Ground floor :

On entering you are met with a stunning traditional Charentaise stone fireplace, oak beams, flagstones and double aspect windows. There is lounge as well as dining space, a door to a ground floor twin guest bedroom, and an archway to a fitted kitchen with a range of cupboards, cooker, dishwasher, and washing machine.

First floor :

The open stairs lead to the first floor with 2 characterful double bedrooms, a bathroom and 2 under the eaves storage cupboards. The landing features a low exposed beam, with space currently used for further storage.

Outside to the rear there is a raised terrace/patio area that overlooks the beautiful pool. To the side of the pool is a garden of 1000m2 with pool shed and a combination of lawn, shrubs and trees. To the front there is an enclosed, sun-trap courtyard and space for parking. The septic tank system is up to standard. The house is insulated, has single glazing and is heated by the large wood-burning stove.

Ground Floor :

Lounge/Diner 37m2

Kitchen 6.4m2

Bedroom 3 10m2

1st floor :

Landing 11.8m2

Bathroom 3.2m2

Bedroom 2 11m2

Bedroom 1 17m2

2 under the eaves storage cupboards

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