

Impressive, renovated, detached Nobleman's house located in a quiet village. Guest annexe & outbuildings



INFORMATION

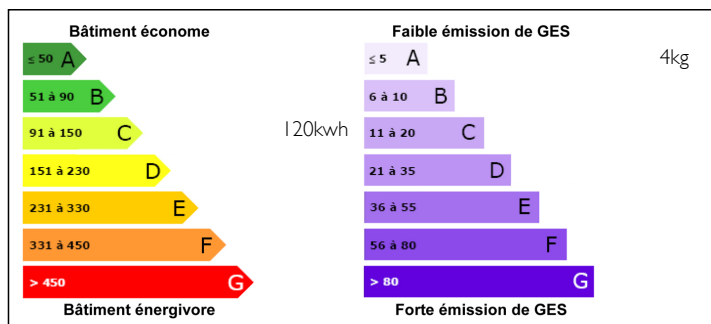
Town:	Messé
Department:	Deux-Sèvres
Bed:	5
Bath:	5
Floor:	373 m2
Plot Size:	4141 m2

IN BRIEF

This 4 bedroomed with ensuite bathrooms house has been fully renovated by its current owner. Some original features have been kept such as the exposed beams and stonework. The large rooms with high ceilings throughout give it an elegant and grand appearance. This property has everything to entertain your guests! The 1 bedroomed with ensuite bathroom annexe cottage is also fully renovated and is ready for hosting some paying guests or family members. The generous size garden has plenty of potential and could become as flamboyant as the house itself. The courtyard offers plenty of private parking. One of the barns has been converted into an entertainment room with a bar & a stage. The other large barn could easily be part of a future project or just keep it as it is.



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: 1627 EUR

NOTES

DESCRIPTION

MAIN HOUSE - double glazed throughout with plenty of windows to flood the rooms with natural light, exposed beams and stonework. Two wooden staircases lead to two unconnected parts of the 1st floor: The first leads up to the 1st bedroom complete with ensuite bathroom.

The second staircase leads up to the remaining bedrooms and ensuite bathrooms (Bedrooms 2 and 3), with the master bedroom being located on the second floor (Bedroom 4). All ensuite bathrooms contain a bath with shower over, vanity unit and wc.

GROUND FLOOR:

Entrance (14m²) with access to the front and back of the property

Dining Room (34m²) with an open chimney

Kitchen (34m²) with fully fitted units, and a large island unit

Lounge (36m²)

WC

1ST FLOOR (staircase 1):

Bedroom 1 (23.5m²) with ensuite bathroom (7m²)

1ST FLOOR (staircase 2):

Landing (14m²)

Laundry room - 3.6m² with plumbing for washing machine, shelving and two 200lt hot water cylinders

Bedroom 2 (24.5m²) with ensuite bathroom (6m²)

Bedroom 3 (22.5m²) with ensuite bathroom (7.5m²)

2ND FLOOR:

Master Bedroom (50.5m²) with ensuite bathroom (10.5m²) and dressing room (12m²)

ANNEXE:

Double glazed throughout with exposed beams and stonework

Kitchen/dining room/living room - with fitted kitchen (36m²)

Bedroom 5 - (31m²) with ensuite bathroom (5m²)

OUTSIDE:

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