LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28991SSA79 Price: 95 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (86 500 EUR without fees)

Large 5-Bedroom Longère with Pool, Veranda, Garden and Outbuildings – Melleran (Deux-Sèvres)

EXCLUSIVE















INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	145 m2
Plot Size:	1125 m2

IN BRIEF

Under Offer

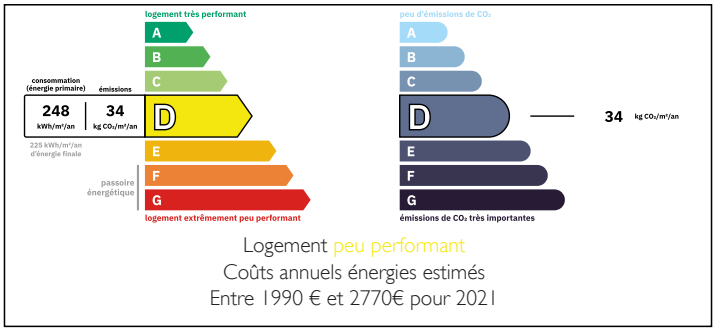
Spacious longère located in the popular village of Melleran, in the Deux-Sèvres region. This charming property offers generous and comfortable living space, an 8x4m swimming pool (currently out of use), a large covered veranda, and a private enclosed garden with no overlooking neighbours.

The ground floor comprises a bright family room with a wood-burning stove, a fitted kitchen, a second lounge, two bedrooms (one with an en-suite bathroom), and an additional shower room with WC.

Upstairs, three double bedrooms and a bathroom.

Outside, you'll find a spacious garage (64 m²) and a workshop (27 m²).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1990 € et 2770€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28991SSA79 Price: 95 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (86 500 EUR without fees)







LOCAL TAXES

Taxe foncière: **1212 EUR**

NOTES

DESCRIPTION

Access and Exterior

Entry to the property is through a wooden gate leading into a front garden enclosed by stone walls. At the front of the house sits a 8x4m swimming pool (1.5 m deep) currently not in use and sold as is, with no guarantee of functionality.

Ground Floor

- The entrance opens into a spacious family room (41 m²) with wood-burning stove, two windows, and patio doors
- Covered veranda (55 m²), fitted with electric shutters.
- Side kitchen (16 m²)
- A second lounge (28 m²) also opens onto the veranda.
- A hallway leads to two bedrooms (16 m² and 17 m²), one of which has a large en-suite bathroom (bath, shower, WC, washbasin).
- A second shower room with WC completes this level.

First Floor

A large landing (36 m² floor area) leads to three double bedrooms (13 m², 13 m², and 40 m² floor area) and a shower room with WC. Although the roof slopes in some areas, the layout makes excellent use of the space, creating a warm and functional upper floor.

Outside and Outbuildings

- The rear garden is mostly laid to lawn, with mature trees providing shade and privacy.
- Barn / Garage (8 x 8 m, 64 m²), ideal for parking and storage
- Workshop (27 m²)

Location

The property is set in a lively village in the Deux-Sèvres, with bakery, school, and local shops nearby. Just 15 minutes from Chef-Boutonne, 30 minutes from Melle, and about one hour from Niort