

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 m ²
Plot Size:	1 125 m ²

IN BRIEF

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.

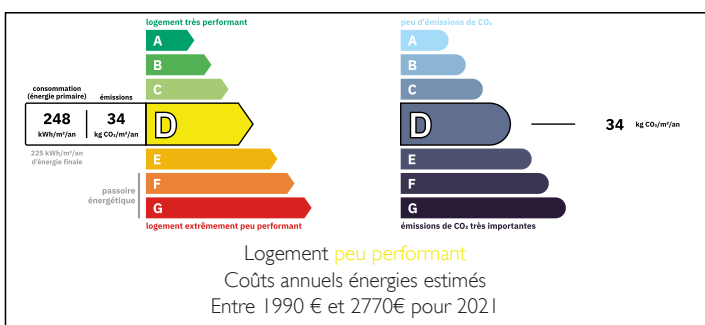
Upstairs, three double bedrooms and a bathroom.

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

Ideal as a permanent residence or holiday home, this character property combines authentic charm, and



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.



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