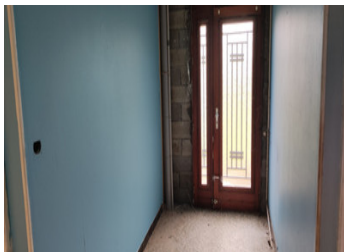


Three bedroom rental property with tenant plus 2 properties to renovate, barns and gardens in village centre



INFORMATION

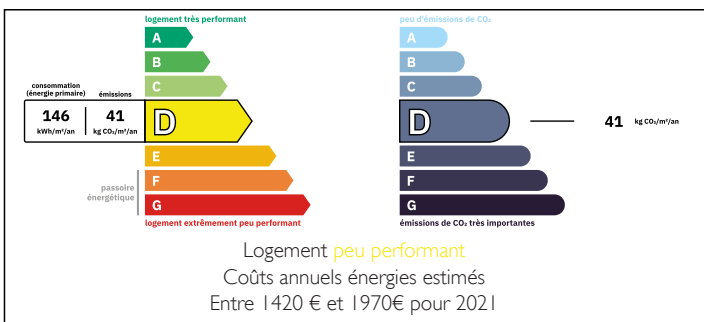
Town:	Melleran
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	148 m2
Plot Size:	1865 m2

IN BRIEF

Three houses, one with tenants paying 600€ per month and two other houses waiting for full renovation.

These houses come with gardens and barns and are situated next door to each other in a village location.

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.



DESCRIPTION

Rental property

Entrance 1m² with stairs leading to upper floors
 Kitchen 22m²
 Lounge / Dining room 23m²
 W.C. 3m² with connections for the washing machine
 Barn / boiler room 31m²
 Cellar 18m² accessed from the lounge / dining room

1st floor

Landing 2m² with stairs leading to the second floor
 Bedroom 20m² with corner wash room 1m² and a cupboard 2m²
 Bedroom 14m²
 Shower room 5m² comprising of shower, wash basin and WC

2nd floor

Landing 2m²
 Bedroom 23m²

Renovation houses

Entrance 8m² with stairs leading to first floor
 Room left 29m²
 Room right 16m²
 Boiler room 8m²

1st floor

Landing 3m²
 Potentail shower room 6m²
 Bedroom 12m²
 Bedroom 16m²
 Bedroom 12m²
 Bedroom 14m²

Cottage

Potential kitchen 14m²
 Room left 27m²

NOTES