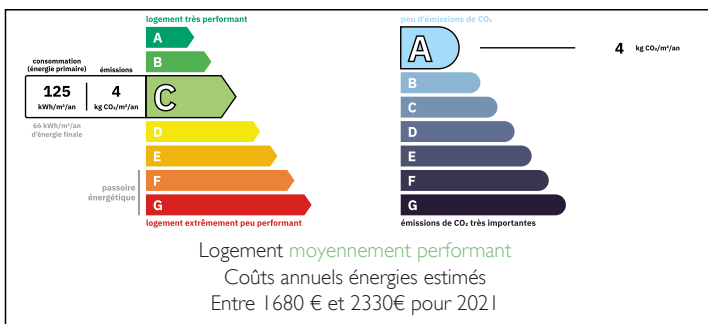


House of 123m built in 1997, 5 rooms comprising four bedrooms, living room, garage, on a plot of 3300m

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint-Romans-lès-Melle |
| Department: | Deux-Sèvres            |
| Bed:        | 4                      |
| Bath:       | 1                      |
| Floor:      | 123 m²                 |
| Plot Size:  | 3300 m²                |

## IN BRIEF

Located in Saint-Romans-lès-Melle, in a quiet, green setting near Melle and its amenities, this 123 m² house, built in 1997, offers a pleasant living environment on a 3300 m² plot.

It comprises 5 rooms, including 4 bedrooms, a bright living room, a fitted and equipped kitchen, a shower room, a toilet, a utility room, a laundry room, a pantry, a workshop, and ample storage space.

Outside, you will enjoy a 45 m² terrace, a two-car garage, and an outbuilding with a second garage for storage.

The house also features modern and comfortable amenities, including a reversible heat pump, mechanical ventilation, electric roller shutters, electric gates, and exterior insulation, as well as a recently converted attic.

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

Family home comprising four bedrooms, each 12 m<sup>2</sup>, a 6 m<sup>2</sup> shower room, a separate 2 m<sup>2</sup> WC, a 14 m<sup>2</sup> kitchen, and a spacious 34 m<sup>2</sup> living/dining room.

The property also includes an 11 m<sup>2</sup> utility room, a 7 m<sup>2</sup> boiler room, a 34 m<sup>2</sup> main garage, a 3.5 m<sup>2</sup> storage room, and a 3.5 m<sup>2</sup> workshop. A 45 m<sup>2</sup> outdoor terrace completes the property.

The property also includes a second garage for storage, a small outbuilding, and a garden shed.

Outside, there is a 3000L underground water tank near the garden and a compliant septic tank.

A wood-burning stove can be installed thanks to an existing chimney flue.

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

## LOCAL TAXES

**Taxe foncière: 1368 EUR**

## NOTES