

Beautifully renovated, spacious three bedroom stone cottage with a mature garden set in a quiet hamlet



INFORMATION

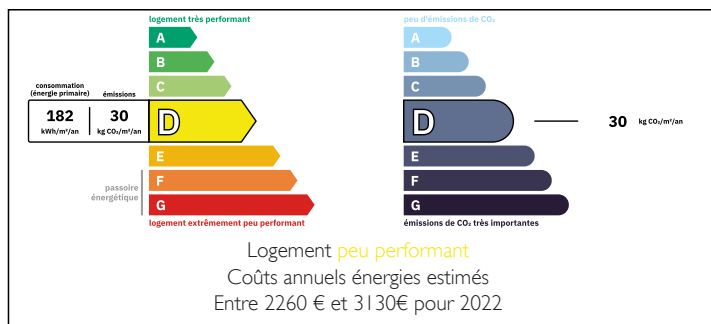
Town:	Alloinay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	884 m2

IN BRIEF

Beautifully renovated, spacious three bedroom stone cottage with a mature garden set in a quiet hamlet. Within easy reach of Chef-Boutonne, Sauzé-Vaussais and Melle for all amenities. Perfect as a family home but also as a holiday lock up and leave. Melle with its beautiful architecture, indoor swimming and a selection of shops, supermarkets and cafes is just 10 km away.



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 habitation: EUR

NOTES

DESCRIPTION

Kitchen / Breakfast room 30m² fitted with a selection of units and an inserted woodburning stove
Dining room 20m² with stairs leading to the first floor, patio doors onto the terrace overlooking the garden

Lounge 16m² with woodburning stove

Office / bedroom 7m²

Passageway 4m²

W.C. 1m²

Bathroom 7m² comprising of bath with shower over and wash unit

Boiler room 12m²

Small workshop/ store area 7m²

Upstairs :

Landing / Passageway 4m²

Bedroom 18m²

Bedroom 11m²

Bedroom 11m²

W.C. 2m²

Covered terrasse 27m²

Patio area 16m²

Cellar / Workshop 14m²

Wooden garage 15m²

Kennels / storage sheds 10m²

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