

Spacious family home with guest house, outbuildings and garden.



## INFORMATION

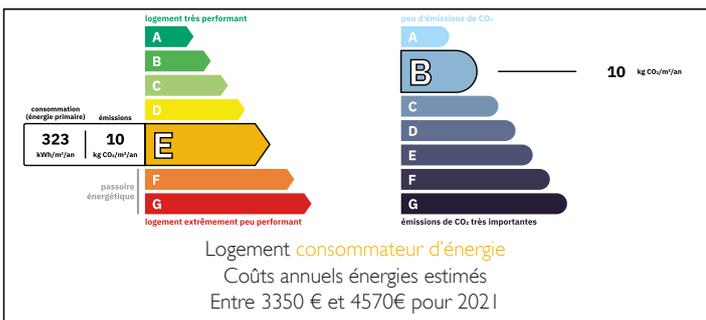
Town:	Valdelaume
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	239 m2
Plot Size:	1238 m2



## IN BRIEF

A large home with lots of character on the edge of a quiet village. The gite offers income potential and the barns offer plenty of storage space. The buildings are grouped around a large central courtyard that offers plenty of space for your gardening needs, private parking, a vegetable patch.

## 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

Main house

Ground Floor:

Entrance hall 12,5 m<sup>2</sup>

Kitchen 22,5 m<sup>2</sup>

Living room 35 m<sup>2</sup>

Storage room 14,5 m<sup>2</sup>

Shower room with toilet 3,5 m<sup>2</sup>

First floor:

Landing 18m<sup>2</sup> including stairs

First bedroom 17m<sup>2</sup> with ensuite bathroom.

Second bedroom 20,5 m<sup>2</sup>

Third bedroom 14,5 m<sup>2</sup>

Bathroom 4 m<sup>2</sup>

Maison d'amis

Ground floor:

Kitchen and living room 32 m<sup>2</sup>

Shower room

First bedroom 14m<sup>2</sup>

Second bedroom 11,5 m<sup>2</sup>

First floor:

Third bedroom 14m<sup>2</sup>

Fourth bedroom 15m<sup>2</sup>

Attic space 24,5m<sup>2</sup>

Septic tank not up to current standards.

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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 habitation:

EUR

## NOTES