

## Charming Stone Four-Bedroom House with Two-Bedroom Gite and Spacious Garden near Melle



## INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	225 m2
Plot Size:	3706 m2



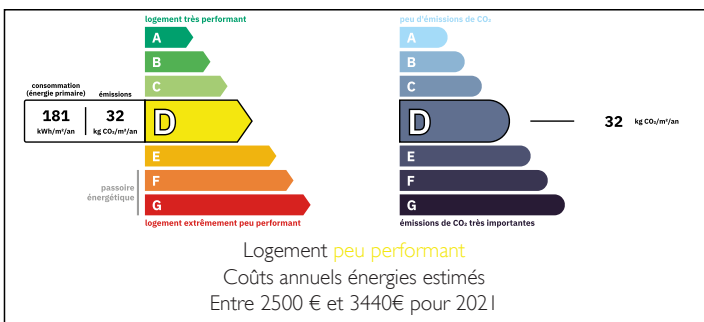
## IN BRIEF

Discover this character-filled stone house featuring four bedrooms, complemented by a generous two-bedroom gite. Ideal for hosting visiting friends and family or generating extra income. The property boasts a driveway with parking for multiple cars and a large garden that stretches along the side and rear of the house, offering plenty of outdoor space for both the main house and gite guests to enjoy privacy.

Adding to the potential, there is a large two-story barn with immense possibilities for conversion, storage, or workshops; perfect for creative or practical uses.

Located just a nine-minute drive from Melle, this property is close to supermarkets, bars, restaurants, and an open-air swimming pool, providing the perfect balance of rural tranquility and convenient amenities.

## 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.



## DESCRIPTION

Main House

Downstairs:

- Veranda
- Spacious sitting/dining room – 32 m<sup>2</sup>
- Kitchen – 9.7 m<sup>2</sup>
- Bathroom – 10.6 m<sup>2</sup>

Upstairs:

- Corridor
- Bedroom 1 – 14.8 m<sup>2</sup>
- Bedroom 2 – 13.4 m<sup>2</sup>
- Bedroom 3 – 10.3 m<sup>2</sup>
- Bedroom 4 – 9.5 m<sup>2</sup>

Recent roof renovation: The main house roof was re-roofed in 2024

Separate Utility Room 27 m<sup>2</sup> of additional functional space for laundry, storage, or workshop use.

Gite

Downstairs:

- Open-plan kitchen/dining room – 33 m<sup>2</sup>
- Shower room – 8.2 m<sup>2</sup>

Upstairs:

- Hallway – 4.4 m<sup>2</sup>
- Bedroom 1 – 19.4 m<sup>2</sup>
- Bedroom 2 – 39 m<sup>2</sup>

Large Barn

Two floors offering immense potential for conversion, storage, or workshop space, ideal for creative projects or additional income opportunities.

This beautiful stone house with a two-bedroom gite, large garden, and two-story barn offers endless possibilities in the heart of Nouvelle-Aquitaine. Perfect as a family home, income-generating property, or renovation project, it combines traditional charm, modern comfort, and great potential. Located just minutes from Melle's shops, restaurants, and amenities, this property is a rare

## LOCAL TAXES

Taxe foncière: 1279 EUR

Taxe habitation: EUR

## NOTES