

UNDER OFFER Beautifully presented three bedroomed stone farm house with pool, outbuildings and garden



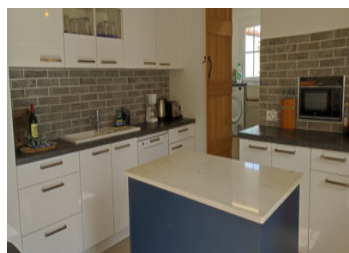
INFORMATION

Town:	Alloinay
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	3395 m2

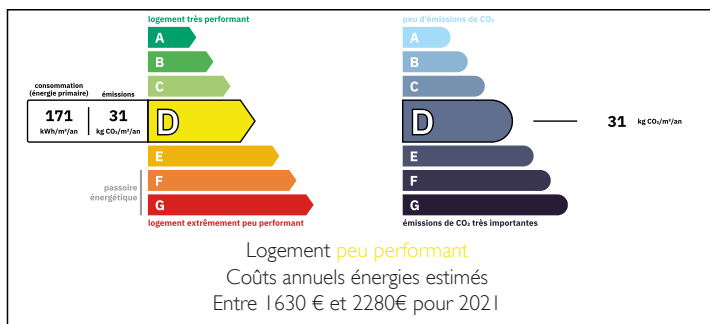
IN BRIEF

A rare gem, ready to move into and beautifully presented, this three bedroomed semi-detached property offers privacy and pool, bread oven and outbuildings ready for conversion.

Viewing is necessary to appreciate whats on offer and speed is of the essence !

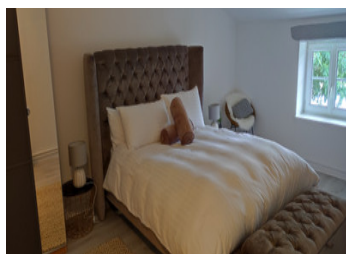


ENERGY - DPE



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 foncière: 700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the gated property onto a driveway with an avenue of poplar trees, this property is surprisingly private, yet not far from all you need.

The house is found at the end of a no through road and although attached to a neighbour, you still get a feeling of being tucked away.

Double glazed, centrally heated and decorated with taste throughout.

Well maintained mature garden. With in ground pool and BBQ area

In more detail :

Kitchen 12m² fitted and equipped with oven, hob, extractor hood, microwave and dishwasher. Utility room 8,5m²

Boiler room housing the central heating boiler 6,6m² W.C.

Dining room 29m² storage cupboard.

Lounge 29m² charentaise stone fireplace with wood burning stove.

Access to the cellar 14.7m²

Shower room 7m² comprising of walk-in shower and twin wash basins.

Upstairs :

Landing 11m²

3 Bedroom 19m², 16m² and 16m² the latter having an ensuite shower room and WC of 5m²

Shower room and WC 2,7m²

Passageway 6m² with storage cupboard 2m²

Outside:

Covered dining area 16m² with bread oven and BBQ

Barn 10m² with workshop 27m²

Garages 22m² and 20m²

Cottage to renovate 24m² on the ground floor.

Inground pool 9m x 4m with tiled terrace around and BBQ area

All set in an enclosed mature garden