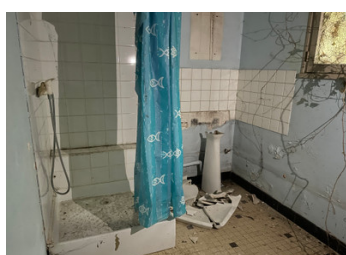


Two bedroomed house for renovation with large garden on the edge of a popular village

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	3890 m2

## IN BRIEF

Nestled on the edge of the picturesque village of Paizay Le Tort, this delightful house offers a fantastic opportunity for those looking for a great renovation project.

Boasting two bedrooms, a sitting room with a large traditional fireplace, a kitchen and a downstairs shower room, this property offers the ideal canvas for your dream home in the French countryside.

With a small garden to the front and a generously sized piece of land to the rear spanning an impressive 3,890m2 the possibilities are endless.

The property is just a nine minute drive to the market town of Melle which has supermarkets, bars, restaurants and an open-air swimming pool.

The location is an excellent base for day trips to explore the Charente coast, Île de Ré, Île d'Aix, the

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

Ground floor:

Sitting room 25m<sup>2</sup>

Kitchen 13.25m<sup>2</sup>

Shower room 5.68m<sup>2</sup>

WC 1.40m<sup>2</sup>

Utility room 9.54m<sup>2</sup>

First floor:

Bedroom one 15.56m<sup>2</sup>

Bedroom two 20.13m<sup>2</sup>

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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