

Open barn for renovation on a small piece of land in the centre of a pleasant rural hamlet



## INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	855 m2



## IN BRIEF

Welcome to this great renovation opportunity of a charming barn located in the heart of a tranquil rural village in Deux Sevres, France. With its strong bones and a sound roof, this barn presents a blank canvas for your dream home in the idyllic French countryside.

### Property Details:

- Location: Situated in a picturesque rural village in Deux Sevres, you will enjoy the peaceful ambiance and close-knit community.
- Land: Spanning an impressive 855m<sup>2</sup> of land, this property offers ample space for a garden and outdoor entertaining.
- Building: This barn, although currently a shell, holds immense potential. Architect's plans for a residential conversion drawn up previously demonstrate the possibilities of transforming it into a beautiful and spacious family home.

## ENERGY - DPE

DPE not required.

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

The local town of Melle offers a wealth of amenities, including local shops, weekly market, open air swimming pool and cultural attractions, making it an ideal location for both permanent residence or a peaceful retreat. And the beautiful city of Poitiers is only one hour away with its airport offering regular flights to various airports in the UK.

Don't miss out on this chance to breathe new life into this charming barn and create the home of your dreams. Contact us today to arrange a viewing.

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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