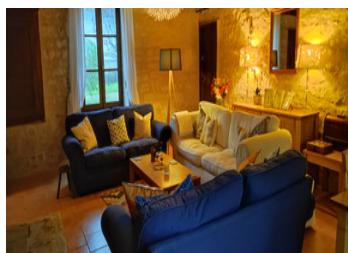


Stone house offering 2/3 bedrooms, outbuildings and gardens



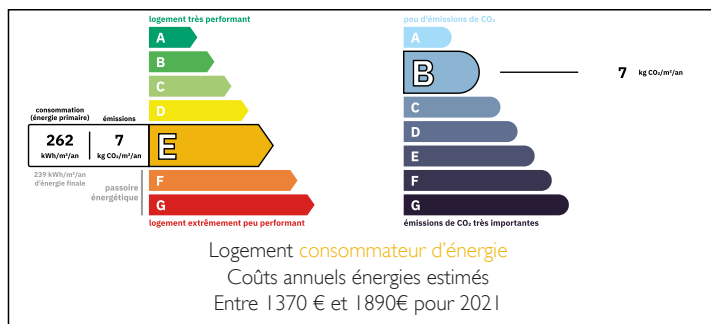
INFORMATION

Town:	Alloinay
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	1290 m2

IN BRIEF

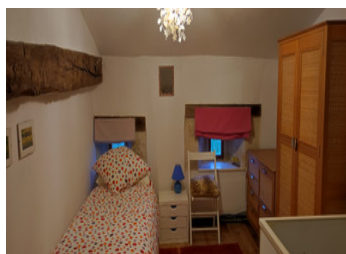
Beautifully presented stone house offering two good sized bedrooms and another on the mezzanie, which could easily be made into a separate room. New wood burner recently installed into the lounge, a room to renovate if needed on the ground floor and space above for another on the first floor if required. This property is priced to sell and can be moved into with having to do loads of work. Viewing essential to appreciate the property and its location.

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 habitation: EUR

NOTES

DESCRIPTION

Entrance 4m²

Kitchen / Dining room 28m² Fitted with a selection of base units and a wood burning stove

Bathroom 11m² comprising of bath, wash basin and WC and connections for the washing machine

Lounge / Dining room 35m² with wood burning stove- recently fitted. French doors to rear garden.

Room to renovate 30m² with doors to both back and front of the property

1st Floor

1st stairs (entrance)

Bedroom 37m²

Mezzaanine / Bedroom 14m²

2nd stairs (from kitchen)

Landing 3m²

Shower room 6m² comprising of shower, wash basin and WC

Bedroom 15m²

Outside :

Barn 54m²

Mezzanine over old stables 38m²

Small stone buildings 12m²

Garden to the front and to the rear.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>