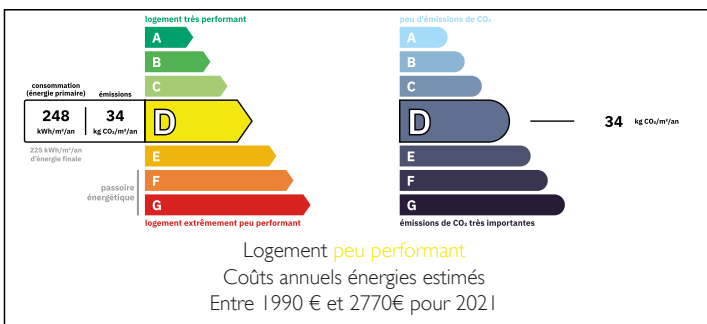


Large bungalow in the middle of a popular village with garden and veranda to the rear and 8x4m swimming pool



## ENERGY - DPE



## INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	4
Bath:	0
Floor:	254 m <sup>2</sup>
Plot Size:	1 125 m <sup>2</sup>

## IN BRIEF

Take a look at this lovely property on the edge of the popular village of Melleran in Deux Sevres. Built before 1820 it has been beautifully restored by French artisans to a high standard.

Enter the property through a wooden gate into the front garden which is enclosed by 2m high stone walls. Here you will find the beautiful 8mx4m (1.5m deep) salt water swimming pool with plenty of room around it for relaxing, sunbathing or enjoying aperos as the sun sets.

Enter the house into the large dining/sitting room complete with an efficient wood-burning stove. There are two windows and also patio doors leading onto the veranda, fitted with an electric shutter.

Off the dining room is a fitted kitchen and from the kitchen you enter the huge covered veranda which is ideal for parties or...

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

Also off the dining/sitting room is a second sitting room with a window to the front and a patio door leading onto the veranda.

From this room there is a small hallway leading to two ground floor bedrooms (one currently used as an office), one of which has a large en-suite bathroom with bath, shower, toilet and sink. There is also a downstairs shower room with toilet.

Stairs lead from the hallway to the first floor where there are three double bedrooms and a bathroom. One of these bedrooms is particularly spacious (42m<sup>2</sup>). The roof on the first floor slopes and so it is necessary to duck in some areas of the first floor but the builders have made great use of the space and it's ideal for friends and family staying.

Outside there is a back garden mostly laid to lawn but with some mature trees. In addition there is a barn (8mx8m) which is used as a garage and woodstore, and also another small outbuilding. There could be the possibility of converting the garage into a small gite for additional income.

### Measurements

Ground floor:

Dining/sitting room 41m<sup>2</sup>

Sitting room 28m<sup>2</sup>

Veranda 55m<sup>2</sup>

Kitchen 16m<sup>2</sup>

Office 17m<sup>2</sup>

Bedroom 16m<sup>2</sup> with en-suite bathroom

First floor:

Landing 36m<sup>2</sup>

Bedroom one 13m<sup>2</sup>

Bedroom two 13m<sup>2</sup>

Bedroom three 40m<sup>2</sup>

Shower room with WC

Outside:

Garage 49m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **284 EUR**

Taxe habitation: **EUR**

## NOTES