

**UNDER OFFER** Stone house offering 2 bedrooms and a guest building offering another 2 bedrooms.



## INFORMATION

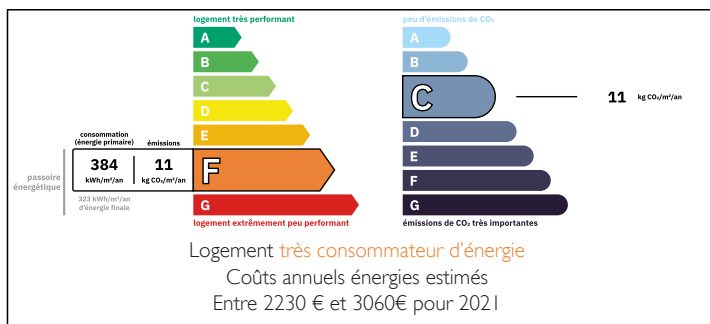
Town:	Mairé-Levescault
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1160 m2



## IN BRIEF

This stone cottage is oozing character, with two bedrooms in the main house and a converted stone outbuilding offering another two sleeping areas, this property is a must see. The garden is enclosed and private.

## 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.



## DESCRIPTION

Entrance 12m<sup>2</sup>

Utility room 8m<sup>2</sup>

W.C. 2m<sup>2</sup>

Lounge 26m<sup>2</sup> with wood burning stove. Stairs leading to the first floor

Kitchen / dining area on two levels 35m<sup>2</sup> with wood burning stove.

1st floor

Landing 9m<sup>2</sup>

Bathroom 6m<sup>2</sup> comprising of bath wash basin and WC

Bedroom 14m<sup>2</sup>

Bedroom 19m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Guest accomodation

Room / Bedroom 17m<sup>2</sup>

Bedroom 9m<sup>2</sup>

Outside :

Shower room & W.C. 3m<sup>2</sup>

Covered terrace 13m<sup>2</sup>

Wood store 7m<sup>2</sup>

Stone shed 5m<sup>2</sup>

Enclosed garden

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

## NOTES