

Charming 2-bed hamlet property with garage and outbuildings, private setting, potential for extra living space

EXCLUSIVE

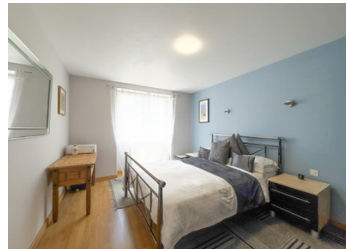


## INFORMATION

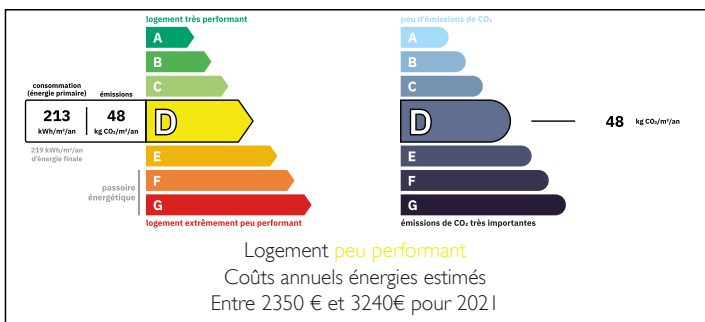
Town:	Scillé
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	1649 m2

## IN BRIEF

Located in a hamlet just 3 km from L'Absie, this property offers the charm of rural living while being close to the lively village and its amenities. Perfect for those seeking a tranquil lifestyle, this is a must-see.



## 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

The property comprises -

Entrance hall (6m<sup>2</sup>) - welcoming and spacious, with telephone/router access point

Lounge (22m<sup>2</sup>) - features patio doors opening to the front garden, a cosy fireplace with insert, and ample room for a family dining table, chairs, and lounge seating

Kitchen (13m<sup>2</sup>) - equipped with fitted units, including modern electric fan oven and induction hob, with space for table and chairs, perfect for casual meals

Inner hallway (10m<sup>2</sup>) - providing access to the cellar (15m<sup>2</sup>) and generous attic space (60m<sup>2</sup>)

2 Bedrooms (13m<sup>2</sup>, 12m<sup>2</sup>) - both comfortable and bright

Shower room (5m<sup>2</sup>) with walk in shower, wash basin and separate toilet (2m<sup>2</sup>)

Utility room (20m<sup>2</sup>) - contains the heating boiler (not tested), plumbing for washing machine, with additional sink and fitted floor and wall units

## OUTSIDE

At the back - a raised Indian sandstone patio, ideal for outside dining or sunbathing, a landscaped and gravelled area with trees and gate leading to the lane behind, offering a private and tranquil setting. Floodlights, outdoor electrical socket and tap. There is also a small stone-built, tiled-roof outbuilding (30m<sup>2</sup>) bordering the lane and garden, ideal for total renovation.

At the front - double gates give access to a pale stone gravelled driveway, a spacious HANGAR (30m<sup>2</sup>) perfect for parking under, a WORKSHOP/GARAGE (30m<sup>2</sup>) with stairs leading to additional storage space above, an extra OUTBUILDING, formerly a barn (30m<sup>2</sup>) with old STABLES (31m<sup>2</sup>) that has lane access and an upper floor with replaced tiled roof. The outbuilding and stables could be converted into a separate...