

Three /four bedroom stone property with barn and garden in quiet location

EXCLUSIVE

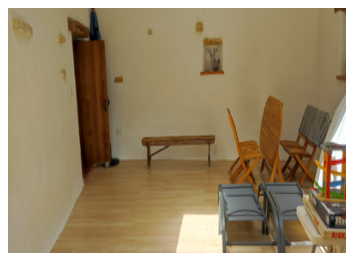


## INFORMATION

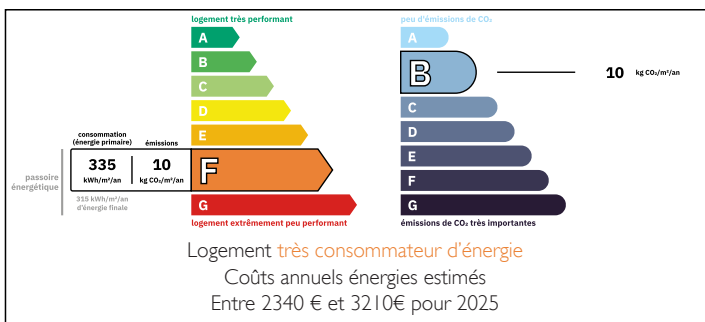
Town:	Messé
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	1501 m2

## IN BRIEF

Beautiful three / four bedroom stone farmhouse, with barn and stone shed for storage on the outskirts of the quiet village of Messé. This property is oozing character and is ideal for both a holiday home and a permanent residence. Book you viewing today to avoid disappointment.

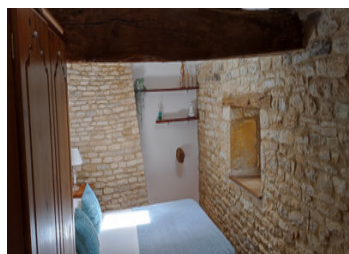


## ENERGY - DPE



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

Kitchen / Dining room 31m<sup>2</sup> with wood burning stove

Summer lounge 29m<sup>2</sup>

Passageway 3m<sup>2</sup>

Shower room 10m<sup>2</sup> comprising of shower, wash basin and WC. Connections for the washing machine.

Lounge 22m<sup>2</sup> with wood burning stove

1st floor

Landing & Passageway 13m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bedroom 23m<sup>2</sup>

Bathroom 7m<sup>2</sup> comprising of bath with shower over, wash basin and WC

Outside :

Barn 115m<sup>2</sup>

Storage shed 9m<sup>2</sup>

Non 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES