

Price negotiable Detached two-three bedroom stone farm house close to Melle, with large barn and garden



INFORMATION

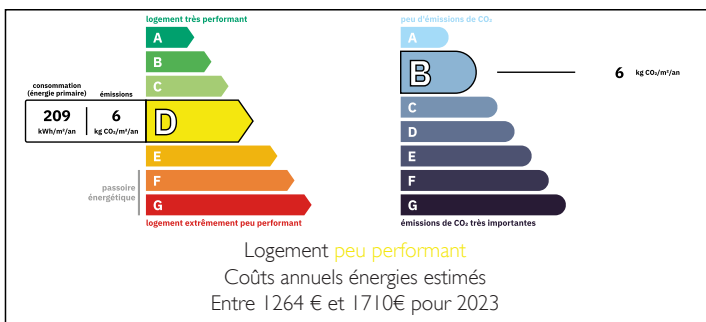
Town:	Alloinay
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	3290 m2



IN BRIEF

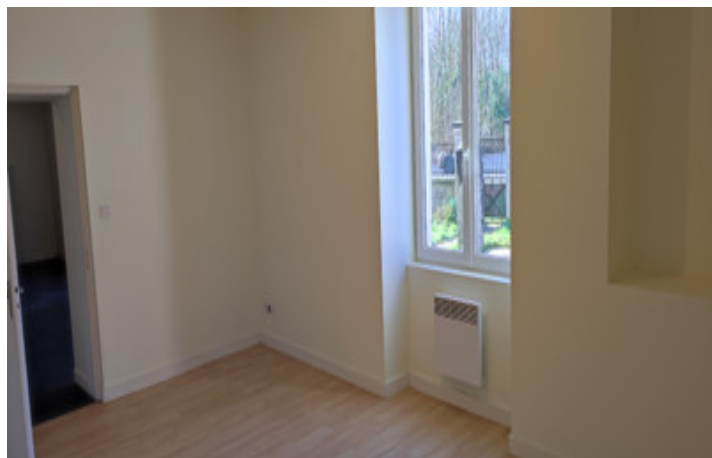
Detached 2-3 bedroom stone farm house, immediately habitable, with double glazing throughout the ground floor and electric radiators. A convertible loftspace with good beam height will allow four good sized bedrooms to be created if required. Plenty of outbuildings and a large attached barn of 106m² for anyone needing workspace (mechanic, carpenter or other) Attached garden to front and rear.

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 7.5m² to the rear of the property
Kitchen / Living area 38m² with non conforming wood burning stove, fitted units and door to the front of the property
Bedroom 1 17m² leading to Bedroom 2 16m²
Bedroom 3 19m²
Passageway 8m²
W.C. 2m²
Shower room 8m² comprising of walk-in shower and wash basin

Loftspace 132m² with good beam height, single glazed windows

Stone buildings 22m²
Hanger 18m²
Old piggery 45m²
Block built buildings 21m²
Large barn 230m²
Garden

Drainage system will need to be brought up to todays standards

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

LOCAL TAXES

Taxe foncière:	1165 EUR
Taxe habitation:	EUR

NOTES