

Stunning, renovated, 4-bed home with 1-bed annexe, lake, and land ideal for business or leisure use.



INFORMATION

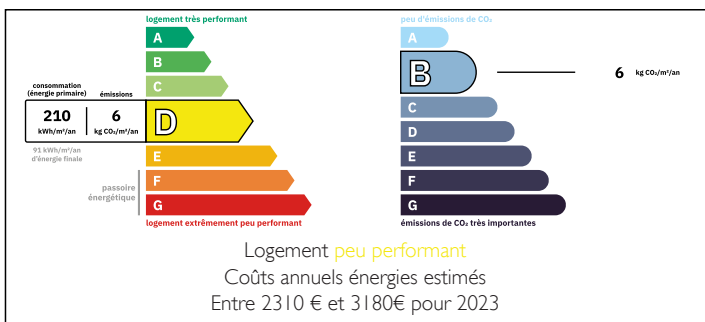
Town:	Scillé
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	8000 m2

IN BRIEF

Not to be missed - Nestled in a charming hamlet, this property is perfect for a large family or business venture. It includes a spacious main house and a separate 1-bed cottage. Located 7km from L'Absie with essential amenities, and 17km from Coulonges with a weekly market. Niort, with TGV links, is 41km away. Enjoy the beach at La Rochelle (83km), and airports in La Rochelle, Nantes (124km), and Poitiers (77km). The 1,000m² lake and 6,000m² of land offer a paradise for nature lovers, fishermen, wild swimmers.....



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 foncière: 900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House:

KITCHEN (25m²) - double aspect, bright and airy, with space for a table and chairs.

LOUNGE (16m²) - features a door to the front of the house.

Inner HALL (2m²)

SHOWER ROOM (5m²) - equipped with a shower and washbasin.

Separate WC (1m²)

BEDROOM (15m²) - recently refurbished.

Second LOUNGE (15m²) - with patio doors leading to the front terrace.

SHOWER ROOM (6m²) - includes a shower, washbasin, and WC.

UTILITY ROOM (2m²) - plumbing for washing machine and heating system.

BEDROOM (20m²) - spacious with beams.

Upstairs:

Two BEDROOMS (11m², 19m²)

WC with washbasin (2m²)

DRESSING/STORAGE (6m²)

Smaller House:

ENTRY (4m²) Plumbing for a washing machine.

KITCHEN (9m²)

SHOWER ROOM (6m²) - featuring an Italian shower, washbasin, and WC.

LIVING ROOM (23m²) - large room with a log burner, doors to the rear patio area, and stairs leading to the -.

BEDROOM (24m²) - with a Velux window.

Interior: The floors are a mix of tiles and wood.

Heating: Air source heat pump.

Outside:

Large BARN and workshop (66m²)

3 outbuildings (34m²)