

Stunning 3 bed stone property in tranquil hamlet setting, with a large barn and countryside views



## INFORMATION

Town:	Messé
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	157 m2
Plot Size:	9011 m2



## IN BRIEF

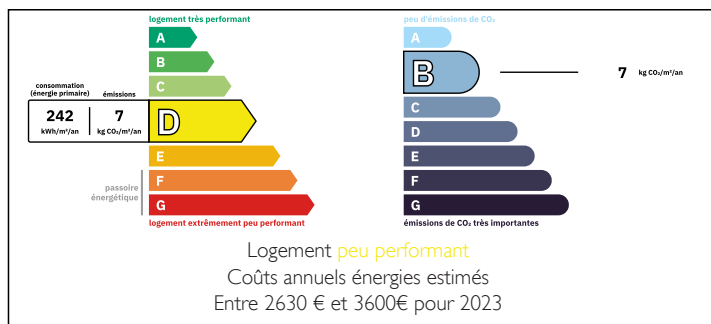
A spacious, well-kept, detached, 3 bedroomed house. Suitable as a family home or a holiday home if you are looking for peace and quiet. Sitting on a large plot of land with a large barn which ensures uninterrupted views over the countryside, you will see local wildlife going about its business.

Double glazed throughout with patio doors leading to the garden from the kitchen, dining room and lounge.

Within an easy short drive to the local town for shopping, banking and medical needs.

The house is also within easy reach of the airport and mainline railway station at Poitiers, and also to other major airports. The ferry port at Caen (Ouistreham) is just over 4 hours away via the A10 autoroute.

## 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

All measurements given below are approximate.

Ground Floor:

Kitchen: 24.86m<sup>2</sup>: Tiled floor with patio doors to front and side. With fitted units, double sink, gas hob, oven and cooker hood. There is a bread oven which the current owners have never used, but think that it might be possible to do so (to be verified by the new owners before use);

Archway to Dining Room: 38.5m<sup>2</sup>: Tiled floor and patio doors to both sides and a wooden door giving access to a side path.

Showers Room: Tiled floor with shower, sink, WC and electric towel rail;

Lounge: 28.03m<sup>2</sup>: with wooden flooring, full height and overlooked from the mezzanine, with exposed beams, exposed stone wall with chimney and wood burner, windows to the side and rear and patio door to the side with uninterrupted views over the countryside.

First Floor:

Landing: 4m<sup>2</sup> and Mezzanine: 24m<sup>2</sup> with storage shelving overlooking lounge: both with wooden flooring

Bedroom 1: 15.6m<sup>2</sup>: with wooden flooring, exposed beams and windows overlooking the front.

En-suite bathroom: 10m<sup>2</sup>: with shower, hand basin and WC.

Bedroom 2: 9.2m<sup>2</sup>: with wooden flooring and window to side of the property:

Bedroom 3: 11.8m<sup>2</sup>: with wooden flooring and window to side of the property;

Family Bathroom: 5.6m<sup>2</sup>: with wooden flooring, bath, hand basin, WC, bidet

Exterior:

Outbuilding 1: 30.25m<sup>2</sup>: with concrete floor – an ideal storage space

Barn: 118.65m<sup>2</sup>: earth floor, full height with opening high enough to park a recreational vehicle;

Side Barn: 52.5m<sup>2</sup>: earth floor and attached to the main barn.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES