

Detached, five bedroom bungalow with garage, garden horse boxes and land in quiet location

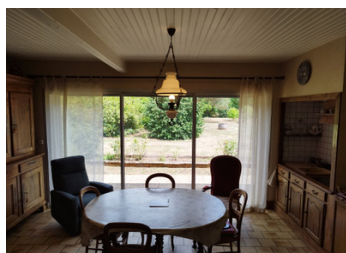
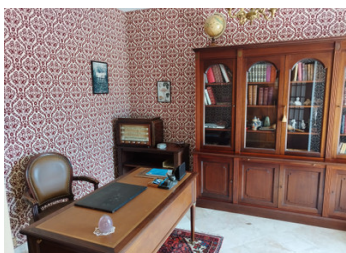


## INFORMATION

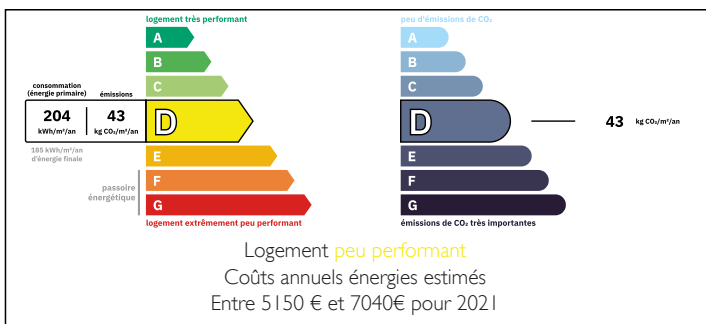
Town:	Montalembert
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	253 m2
Plot Size:	13576 m2

## IN BRIEF

Built in the 70's, this detached property offers five bedrooms, three reception rooms, double glazing, central heating and a wrap around garden with three horse boxes and hay storage space. The location of this property, while being in a quiet hamlet is ideally situated within easy reach of commerces and main roads for travel either north/south or east/west. Viewing is essential to appreciate the size of this property.



## 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 8m<sup>2</sup>  
Lounge 41m<sup>2</sup>  
Office / Bedroom 12m<sup>2</sup>  
Dining room 22m<sup>2</sup>  
Kitchen 22m<sup>2</sup>  
Summer dining room 23m<sup>2</sup>  
Bedroom 12m<sup>2</sup>  
Bathroom 8m<sup>2</sup>  
W.C. 1m<sup>2</sup>  
Shower room 1.7m<sup>2</sup>  
Wash room 2m<sup>2</sup>  
Bedroom 16m<sup>2</sup>  
Bedroom 16m<sup>2</sup>  
Bedroom 12m<sup>2</sup>  
Utility room 10m<sup>2</sup>  
Garage 17m<sup>2</sup>  
Boiler room / Back kitchen 28m<sup>2</sup>  
Cellar 9m<sup>2</sup>

Outside :

Garden with polytunnel  
3 Horse boxes 88m<sup>2</sup> and grazing land with trees for shade

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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