

Complex of five gites and a primary house, totalling 17 bedrooms with two pools, garden, parking and more.



INFORMATION

Town:	Alloinay
Department:	Deux-Sèvres
Bed:	17
Bath:	13
Floor:	549.67 m2
Plot Size:	2713 m2

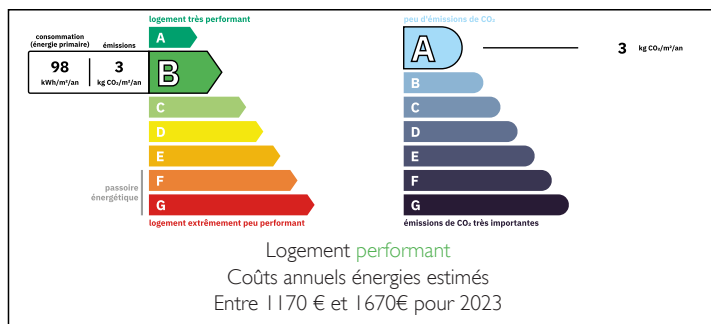


IN BRIEF

This stunning property offers six lodgings, all stone and full of character, with woodburning stoves, so winter lettings are possible too. The main house and one of the gites offer four bedrooms and four bathrooms, there is a cosy one bedroom, one bathroom ground floor apartment, a two bedroom, one bathroom gite, and two three bedroom, one bathroom gites. Outside there is a pool to the public area and a private pool should you wish to continue using the property as is. A childrens play area, a bike store and laundry room as well as a games room complete this sale.

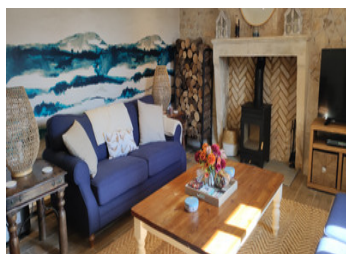
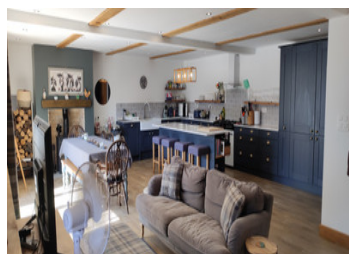
Viewing is absolutely essential to understand what is on offer here. Don't delay, book today !

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 habitation: EUR

NOTES

DESCRIPTION

Main house (has underfloor heating on the ground floor)

Open plan living space 55m² with fitted and equipped kitchen offering 2 fridge freezer ; electric and gas range cooker, wine fridge, microwave and dishwasher. A woodburning stove .

Utility space housing the boiler and water softener and connections for the washing machine, space for a tumble dryer : 6m²

Store room 10m² with door leading to the parking area to the side of the property.

WC with wash hand basin 2,5m²

Lounge 22,5m² with wood burning stove.

Upstairs : carpets throughout, except bathrooms

landing / office area 20m²

Dressing room 4m²

passageway 2,5m²

Two bedrooms with ensuite shower room 17,5m² and 15,5m²

bedroom 11,5m²

Bathroom 6,4m²

Master suite comprising of bedroom with fitted wardrobes 14m² with ensuite bathroom 3,5m²

Gite Le Figuier

Open plan living space, with fitted and equipped kitchen and wood burning stove.

Bedroom 11,5m²

Wet room 10m² comprising of a shower, bath, wash basin and WC

Gite le noyer

Kitchen / dining room 25m² fitted and equipped with a range cooker and extractor hood.

Lounge 32m² with wood burning stove, stairs to first floor.