

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



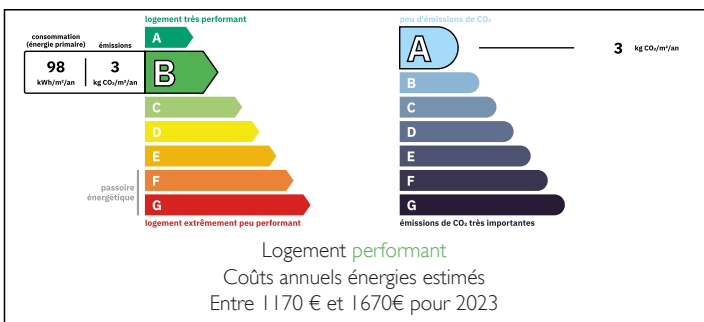
## INFORMATION

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

## IN BRIEF

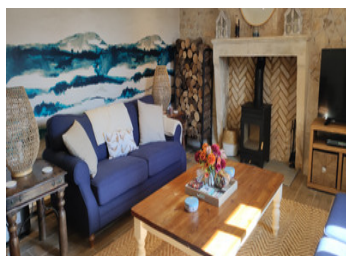
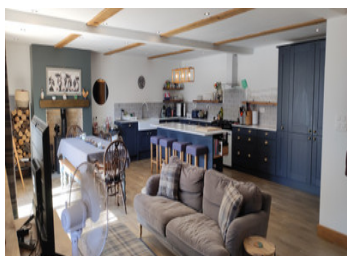
This stunning property offers six lodgings, all stone and full of character, with woodburning stoves, so winter lettings are possible too. The main house and one of the gites offer four bedrooms and four bathrooms, there is a cosy one bedroom, one bathroom ground floor apartment, a two bedroom, one bathroom 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.



## DESCRIPTION

Main house (has underfloor heating on the ground floor)

Open plan living space 55m<sup>2</sup> 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 : 6m<sup>2</sup>

Store room 10m<sup>2</sup> with door leading to the parking area to the side of the property.

WC with wash hand basin 2,5m<sup>2</sup>

Lounge 22,5m<sup>2</sup> with wood burning stove.

Upstairs : carpets throughout, except bathrooms

landing / office area 20m<sup>2</sup>

Dressing room 4m<sup>2</sup>

passageway 2,5m<sup>2</sup>

Two bedrooms with ensuite shower room 17,5m<sup>2</sup> and 15,5m<sup>2</sup>

bedroom 11,5m<sup>2</sup>

Bathroom 6,4m<sup>2</sup>

Master suite comprising of bedroom with fitted wardrobes 14m<sup>2</sup> with ensuite bathroom 3,5m<sup>2</sup>

Gite Le Figuier

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

Bedroom 11,5m<sup>2</sup>

Wet room 10m<sup>2</sup> comprising of a shower, bath, wash basin and WC

Gite le noyer

Kitchen / dining room 25m<sup>2</sup> fitted and equipped with a range cooker and extractor hood.

Lounge 32m<sup>2</sup> with wood burning stove, stairs to first floor.

## NOTES