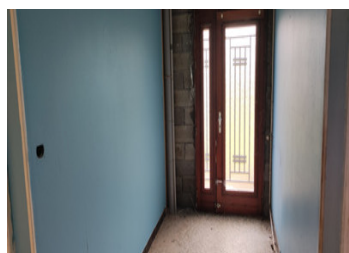


Two houses to completely renovate with barn and garden in village location.



INFORMATION

Town:	Melleran
Department:	Deux-Sèvres
Bed:	4
Bath:	0
Floor:	120 m2
Plot Size:	1615 m2



IN BRIEF

A four bedroom house requiring a complete renovation, with a second two up two down house also to renovate offering business potential. A barn and garden completes this lot.

ENERGY - DPE

DPE not required.

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 8m² with stairs leading to first floor
Room to the left 29m²
Room to the right 16m²
Boiler room 8m²

1st floor

Landing 3m²
Potential shower room 6m²
4 bedrooms 12m², 16m², 12m² and 14m²

Cottage

Potential kitchen 14m²
Room left 27m²
Access to cellar and stairs leading to first floor 3m²

1st floor

Landing 9m²
Room 24m²
Room 13m²

Open barn 29m²
Barn / old stables 34m² with mezzanine above
Barn 60m²
Garden to the front and also to the side of the barns. Boundary plans available upon request.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>