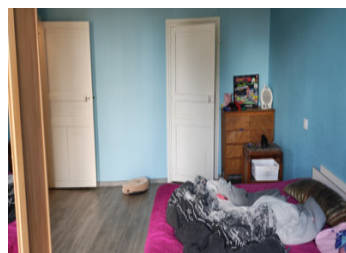
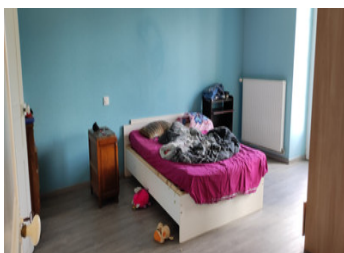


Renovated three bedroomed house with tenant in place, paying a monthly rent of 600 , barn & courtyard garden.



INFORMATION

Town:	Melleran
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	148 m2
Plot Size:	250 m2

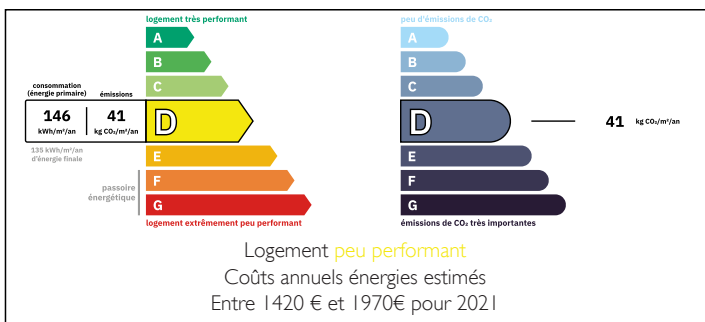


IN BRIEF

Situated in the centre of a popular village with primary school, this three bedroom stone property has been completely renovated, new roofs, drainage system, double glazing and electrics. A sitting tenant pays 600€ per month, making this a great investment opportunity.

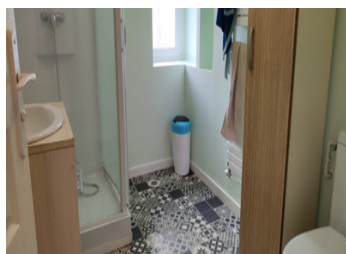
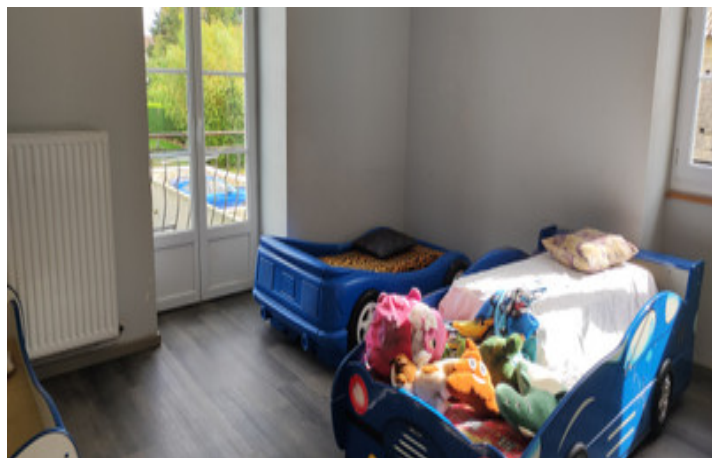
More information upon request.

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 1m² stairs leading to upper floors

Kitchen 22m²

Lounge / Dining room 23m²

W.C. 3m² with connections for the washing machine

Barn / boiler room 31m²

Cellar 18m², accessed from the lounge / dining room

1st floor

Landing 2m² with stairs leading to the second floor

Bedroom 20m² with wash room 1m² and cupboard 2m²

Bedroom 14m²

Shower room 5m² comprising of shower, wash basin and WC

2nd floor

Landing 1m²

Bedroom 23m²

To the front of this property is a courtyard garden.

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