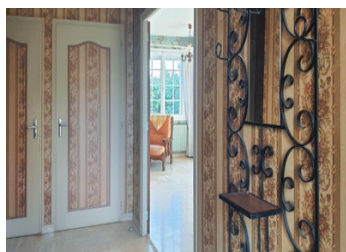


3-Bedroom Raised Bungalow with Full Basement & Wooded Garden

EXCLUSIVE



INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	2860 m2

IN BRIEF

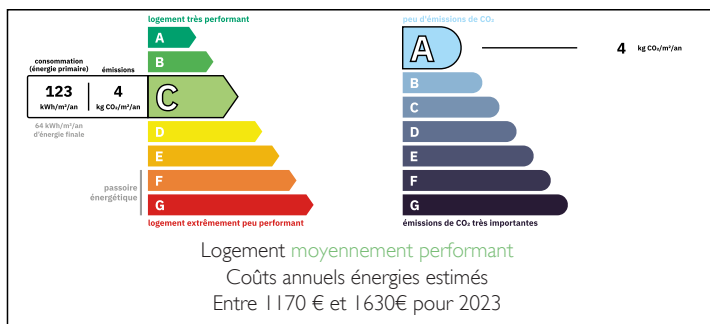
Peacefully set in a hamlet 6km from Melle, this 104 sqm raised bungalow stands on a mature 2,860 sqm plot with a terrace.

It features a hallway, a bright 30 sqm living/dining room, and a 14.43 sqm fitted kitchen with an adjoining pantry. A hallway with built-in closets leads to 3 bedrooms (10.5 to 11.7 sqm) with parquet flooring, a modern walk-in shower room, and a separate toilet.

Full basement beneath the entire property includes a garage, storeroom, and cellar. Great potential for conversion!

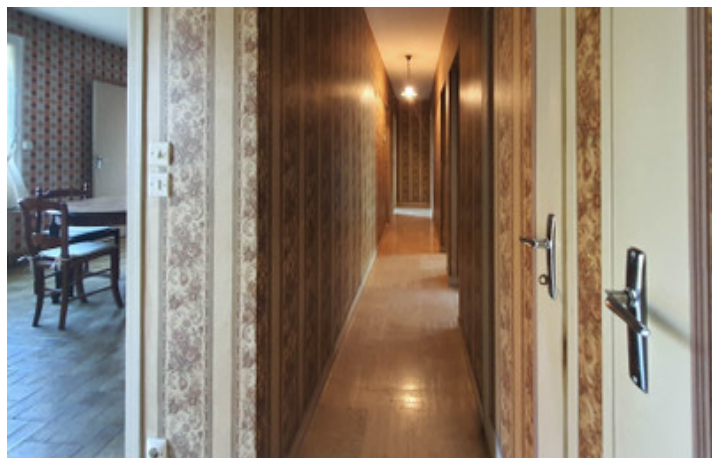
Benefits from double glazing and an efficient heat pump. In need of cosmetic updating (including kitchen), upgrade of electricity (earth) and septic system required.

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

3-Bedroom Raised Bungalow with Full Basement & Wooded Garden (2,860 sqm)

Just 6 minutes from Melle, peacefully set in a quiet hamlet, discover this traditional raised bungalow with a full basement. This property is an ideal family home offering easy living, space, and tranquility.

The functional layout features approximately 104 sqm of living space, beautifully arranged on a single, elevated level.

The entrance hall (5.8 sqm) opens into a bright and welcoming 30 sqm living/dining room with direct access to the outdoor terrace. The 14.43 sqm eat-in kitchen, in need of cosmetic updating, is complemented by a highly practical 6.29 sqm adjoining pantry/utility room equipped with a sink.

A central hallway (7 sqm) optimized with built-in closets leads to three comfortable bedrooms featuring authentic parquet flooring (11.70 sqm, 10.88 sqm, and 10.56 sqm). This wing also includes a 5.68 sqm modern shower room with a recent walk-in shower and a separate toilet.

The standout feature of this property is the full basement underneath the entire house, comprising a large garage, a storeroom, and an authentic wine cellar. This space offers great potential for further conversion!

Outside, you will enjoy a magnificent, mature wooded garden of 2,860 sqm with a terrace, perfect for family relaxation.

Central heating with highly efficient Heat Pump (PAC) and UPVC double-glazed windows throughout

Individual sanitation (sewage system non-compliant) and electricity upgrade budget to be anticipated.

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES