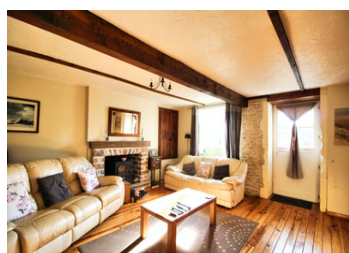


Two impeccable houses, both with three bedrooms and a charming garden



## INFORMATION

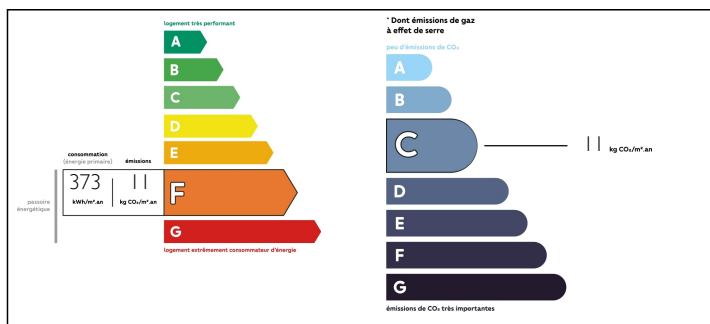
Town:	Loubillé
Department:	Deux-Sèvres
Bed:	6
Bath:	2
Floor:	270 m2
Plot Size:	688 m2



## IN BRIEF

This longère is divided in two, to provide a main house and a guest house. Both are ready to move into, spacious and bright. The garden is very charming and easy to maintain, with bbq area and above ground swimming pool.

## 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

### THE MAIN HOUSE COMPRISES:

#### Ground floor:

Kitchen (30 m<sup>2</sup>) with logburner  
Living room (26 m<sup>2</sup>) with logburner  
Salon/Games room/Office (27 m<sup>2</sup>)  
Toilet and utility room

#### First Floor:

Three bedrooms (10, 16 and 27 m<sup>2</sup>)  
Shower room (7 m<sup>2</sup>)

### THE SECOND HOUSE COMPRISES:

#### Ground floor:

Living room (30 m<sup>2</sup>) with electric logburner  
Kitchen (25 m<sup>2</sup>) with french doors opening up to a private garden

#### First floor:

Three bedrooms (8, 14, 17 m<sup>2</sup>) all with low character beams  
Showerroom (6 m<sup>2</sup>)

### OUTBUILDINGS:

There is a garage and some sheds, one of them houses the pool pump.

### GARDEN

The garden is divided in distinctive areas. There is a BBQ area, a pool area, a private garden for the second house. Every area has been created with love and attention for flower beds and shrubs.

### AREA

Loubillé has got some small shops (hairdresser, bakery, traiteur) and is just 8 minutes from Chef-Boutonne, where you'll find everything you'll need.

## NOTES