

Beautifully presented three bedroomed stone farm house with pool, outbuildings and garden

EXCLUSIVE

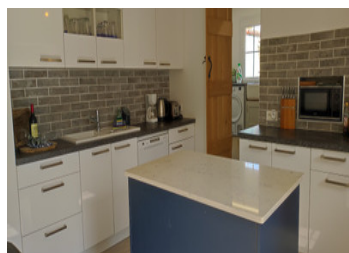
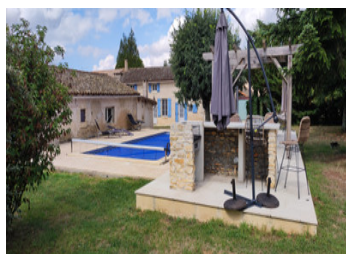


## INFORMATION

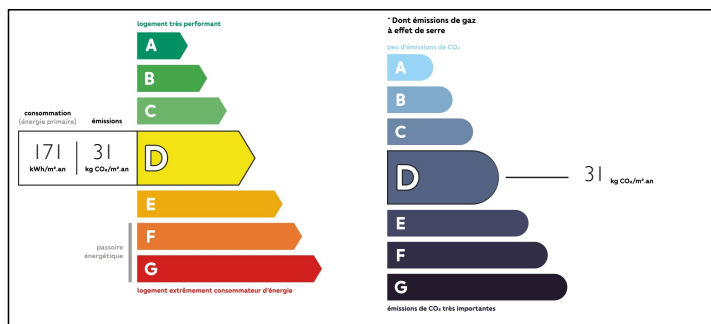
|             |             |
|-------------|-------------|
| Town:       | Alloinay    |
| Department: | Deux-Sèvres |
| Bed:        | 3           |
| Bath:       | 2           |
| Floor:      | 170 m2      |
| Plot Size:  | 3395 m2     |

## IN BRIEF

A rare gem, ready to move into and beautifully presented, this three bedroomed semi-detached property offers privacy and pool, bread oven and outbuildings ready for conversion. Viewing is necessary to appreciate whats on offer and speed is of the essence !

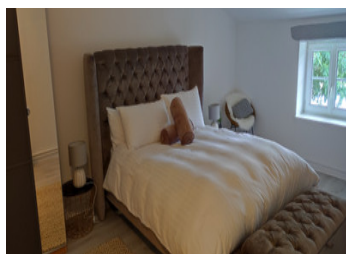


## ENERGY - DPE



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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.



## LOCAL TAXES

|                  |           |
|------------------|-----------|
| Taxe foncière:   | 700 EUR   |
| Taxe habitation: | 1 600 EUR |

## NOTES

## DESCRIPTION

Entering the gated property onto a driveway with an avenue of poplar trees, this property is surprisingly private, yet not far from all you need.

The house is found at the end of a no through road and although attached to a neighbour, you still get a feeling of being tucked away.

Double glazed, centrally heated and decorated with taste throughout.

Well maintained mature garden. With in ground pool and BBQ area

In more detail :

Kitchen 12m<sup>2</sup> fitted and equipped with oven, hob, extractor hood, microwave and dishwasher. Utility room 8,5m<sup>2</sup>

Boiler room housing the central heating boiler 6,6m<sup>2</sup> W.C.

Dining room 29m<sup>2</sup> storage cupboard.

Lounge 29m<sup>2</sup> charentaise stone fireplace with wood burning stove.

Access to the cellar 14.7m<sup>2</sup>

Shower room 7m<sup>2</sup> comprising of walk-in shower and twin wash basins.

Upstairs :

Landing 11m<sup>2</sup>

3 Bedroom 19m<sup>2</sup>, 16m<sup>2</sup> and 16m<sup>2</sup> the latter having an ensuite shower room and WC of 5m<sup>2</sup>

Shower room and WC 2,7m<sup>2</sup>

Passageway 6m<sup>2</sup> with storage cupboard 2m<sup>2</sup>

Outside:

Covered dining area 16m<sup>2</sup> with bread oven and BBQ

Barn 10m<sup>2</sup> with workshop 27m<sup>2</sup>

Garages 22m<sup>2</sup> and 20m<sup>2</sup>

Cottage to renovate 24m<sup>2</sup> on the ground floor.

Inground pool 9m x 4m with tiled terrace around and BBQ area

All set in an enclosed mature garden