

Charming four-bedroomed house on the edge of a quiet village close to the market town of Melle



INFORMATION

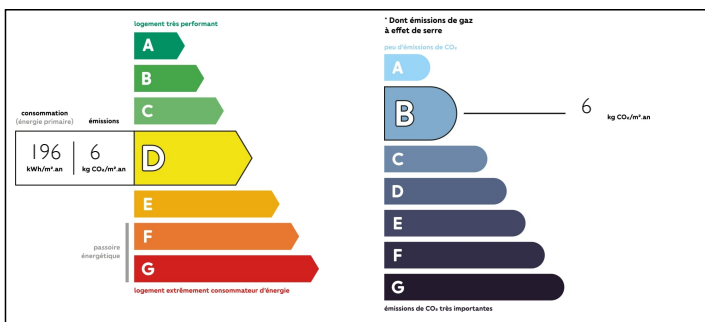
Town:	Fontivillié
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	4565 m2

IN BRIEF

Welcome to this charming house in a small village near the market town of Melle, located in the beautiful Deux-Sèvres département. Nestled in a peaceful setting close to the village church, this house offers a comfortable living space, perfect for those seeking a peaceful retreat while still having access to convenient amenities. Upon entering the first floor, you will find a well-designed layout featuring three bedrooms, one of which boasts an en-suite shower room for added convenience. The kitchen is fully equipped and leads to a delightful balcony overlooking the picturesque back garden. The sitting/dining room is filled with natural light and features a cosy open fire, creating a warm and inviting atmosphere. Two balconies extend from this room, offering captivating views over the front and back gardens. Completing the first floor is a family shower room, ensuring ample facilities for all occupants.

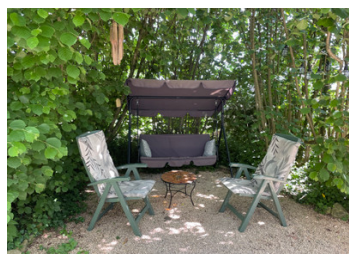


ENERGY - DPE



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 ground floor offers versatility and ample space. It comprises an additional bedroom, a convenient WC with a hand basin, a large games room ideal for entertaining friends and family, and a generously sized garage for secure parking or storage. This floor could easily be converted into a self-contained apartment if desired.

There is a pompe à chaleur central heating system and solar panels heat the water.

Outside, the property boasts an expansive garden, adorned with lush green lawns, mature trees, and pretty flower beds, providing a peaceful and enchanting outdoor space to enjoy. There is also a small semi-inground swimming pool, perfect for cooling off on warm summer days and enjoying moments of relaxation.

The town of Melle offers a high quality of life with its excellent healthcare facilities, educational institutions, and a thriving cultural scene. The town hosts regular festivals and events that showcase its rich cultural heritage, providing residents with a vibrant and dynamic social calendar. Furthermore, Melle is conveniently located within easy reach of larger cities such as Niort and Poitiers, offering residents access to a broader range of amenities and services.

LOCAL TAXES

Taxe foncière: 790 EUR

NOTES

Measurements

First floor:

Kitchen 13.66m²

Sitting/dining room 31.18m²

Bedroom 1 10.28m²
with en-suite shower room 2.22m²

Bedroom 2 12.43m²

Bedroom 3 10.95m²