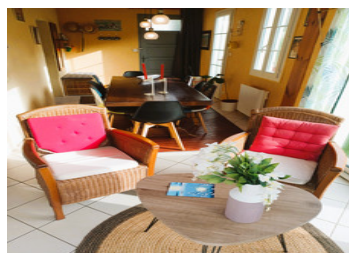


Charming 3 bedroom stone village house with garage, studio/office and garden.

## EXCLUSIVE



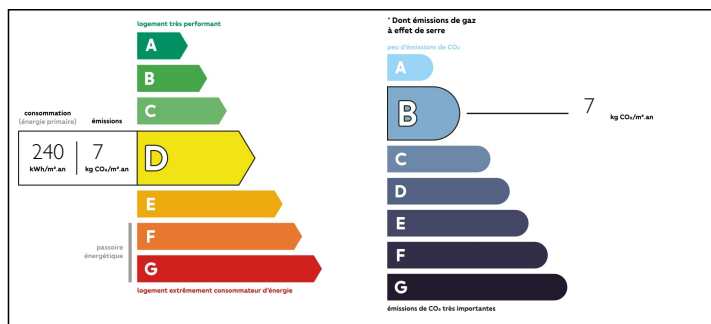
## INFORMATION

Town:	Saint-Gelais
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	673 m2

## IN BRIEF

Close to the centre of the village of St Gelais, this 3 bedroomed house offers versatile living space and a low maintenance garden. It is 10 minutes from Chauray and Niort with their travel links and commerce. The house has 3 good sized bedrooms, modern kitchen, living and dining rooms, a cellar and garage, as well as a garage, workshop and studio/office in the grounds

## 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.



## NOTES

## DESCRIPTION

The house is very cosy, is double glazed and in excellent condition. There is a feature stone wall and pellet wood burner in the living room and large doors from the dining room out on to the garden and terrace.

One of the bedrooms is on the ground floor with the two further bedrooms and a sitting room upstairs under the eaves.

The cellar and garage under the main house are large and contain a utility area and storage.

The house sits on approx 637m<sup>2</sup> of land and has a paved drive for 4 cars.

Above the garage and workshops is a studio/office space that could easily be converted into a space for independent living.

The house layout is as follows:

Ground floor

Dining room 16.7m<sup>2</sup>

Lounge 19.7 m<sup>2</sup>

Kitchen 13.4m<sup>2</sup>

WC 2.5m<sup>2</sup>

Hallway 2.1m<sup>2</sup>

Bedroom 11.7m<sup>2</sup>

Shower room 4.5m<sup>2</sup>

1st Floor

Sitting room 11.8m<sup>2</sup>

Bedroom 15.3m<sup>2</sup>

Bedroom 9.5m<sup>2</sup>

Cellar 19.3m<sup>2</sup>

Utility 15.6m<sup>2</sup> (access from street level)

Studio/office 15.8m<sup>2</sup>

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Information about risks to which this property is