

Beautifully renovated 3 bedroom home with stunning full height living room and a new septic tank



INFORMATION

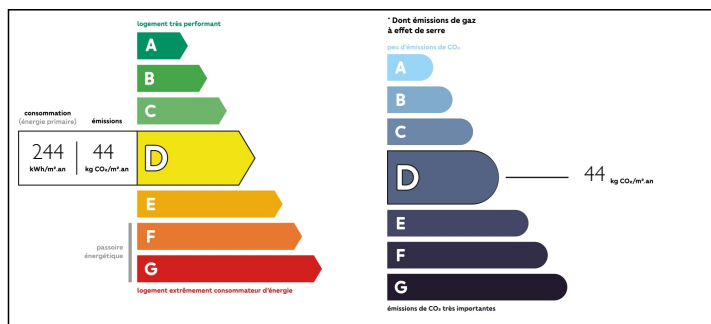
Town:	Messé
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	212 m2
Plot Size:	1521 m2

IN BRIEF

If you are looking for a property you can move straight into, then look no further. As well as offering plenty of traditional features - exposed stone work and wooden beams - this beautifully renovated 3 bedroom house offers a huge ground floor living space including a cosy sitting room, a snug, a kitchen with central island, a bathroom and two good sized bedrooms. The showpiece is, of course, the stunning living/dining room overlooked by a large mezzanine area. Upstairs there's a further bedroom in the eaves of good height, with scope to add a second bathroom. The property benefits from being double glazed with oil central heating and two wood burners. To the side there's a lean-to garage for parking the car and storing wood. To the exterior, the enclosed garden has a terrace and stone sheds, and leads to a rear gate with access to a country...

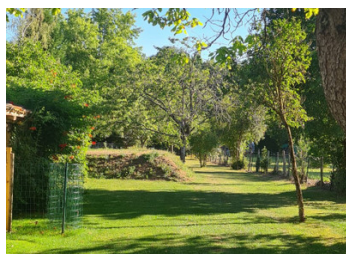


ENERGY - DPE



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

In detail :

Ground Floor :

Lounge, 27.3 m², with flagstone flooring and a woodburner with a new flue.

Corridor, 4 m²

Bedroom, 17.5 m², with built in storage and garden views

Snug/Office, 14.5 m², with stunning stone bread oven and door to the rear.

Kitchen, 22 m³, with central island

Bathroom with shower and WC, 6 m²

Living/dining room, 31.9 m², full height, with twin sets of double glazed French doors to the front and a new 12 kw woodburner with a new flue.

Boiler room, 14.6 m², with hot water tank, boiler and oil tank.

Bedroom, 18 m², with exposed stonework and a feature manger.

First Floor :

Mezzanine overlooking the living/dining room, 29.8 m²

Bedroom, 20.1 m², newly renovated

A room under the eaves, 7 m², suitable for conversion to an upstairs bathroom, with waste and hot water nearby.

Exterior :

Lean to garage/storage, 48 m²

Stone sheds, 35 m²

Terrace

Enclosed garden

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **616 EUR**

NOTES