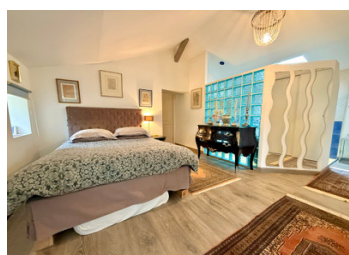
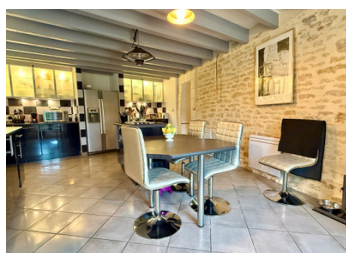


Bright stone house, large cathedral-style living spaces, 3 beds including a master suite, swimming pool, land



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Marnes      |
| Department: | Deux-Sèvres |
| Bed:        | 3           |
| Bath:       | 2           |
| Floor:      | 207 m2      |
| Plot Size:  | 883 m2      |



## IN BRIEF

Are you looking for a beautiful property with no renovation work required? Then don't miss the opportunity to visit this one!

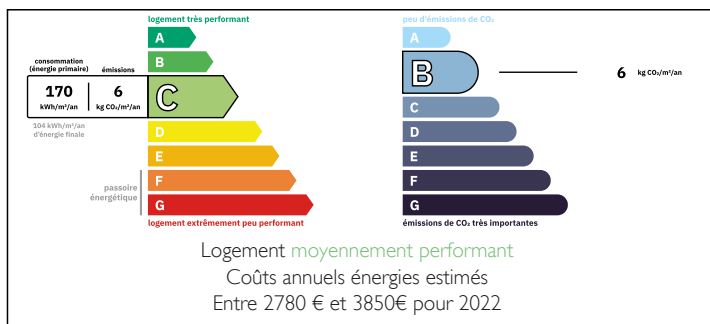
Fully renovated between 2005 and 2007, this very bright house has preserved the charm of traditional homes with its exposed stone walls.

The ground floor offers generous living spaces, featuring two reception rooms with cathedral ceilings, as well as two south-facing sliding glass doors opening onto the swimming pool and the shrubs and trees surrounding the terrace.

The house also includes an open-plan kitchen connected to the living area.

The ground floor is completed by a space currently used as an office/large entrance hall with storage, a laundry room, and a separate WC with hand basin.

## 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.



## LOCAL TAXES

**Taxe foncière: 1080 EUR**

## NOTES

## DESCRIPTION

### THE PROPERTY IN DETAIL

#### >Ground Floor

- Small entrance vestibule designed like a conservatory/veranda
- Office/entrance hall of 38 sqm featuring a wood-burning stove and fitted cupboards
- WC with washbasin
- Laundry room of 13 sqm with built-in cupboards
- Fitted kitchen of 26 sqm
- Large 68 sqm living area divided into two spaces: a dining room and a lounge with a functional open fireplace, both featuring cathedral ceilings and sliding glass doors

#### >First Floor

- landing 9 sqm with fitted cupboards
- bedroom 11 sqm with fitted cupboards, currently used as an office
- bedroom 13 sqm with skylight window and fitted cupboards
- master suite 25 sqm with fitted cupboards and bathroom area including bathtub and washbasin, direct access from outside with an old magnificent stone stair
- Separate WC
- shower room 6 sqm with shower, double washbasin, and fitted cupboards

### TECHNICAL FEATURES

- All windows and doors are PVC double glazing, while the front door and entrance vestibule are aluminium
- Recent electrical panel
- Electric heating throughout the house via radiators, except in the living room (68 sqm) which benefits from underfloor electric heating
- Electric roller shutters with centralised control system
- Windows and doors are connected to an alarm system monitored by a security control centre
- Roof completely overhauled in 2013
- Swimming pool approximately 11 x 5.5 metres, with a depth ranging from 0.9 m to 1.8 m
- The pool is currently empty; the liner and alarm