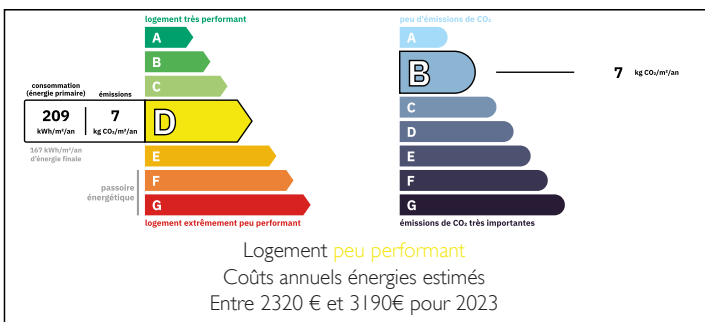


Beautifully renovated and well-maintained 3 bedroom detached house with outbuildings in idyllic rural location

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Lin
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	3260 m2

IN BRIEF

Just outside the village of Saint Lin, this is a charming and spacious property in the most tranquil of settings. Inside the rooms are tastefully decorated and well-proportioned with plenty of natural light. Outside, the garden is a good size but manageable with a vegetable plot and a generous lawn. To the rear, the summer house and adjoining potting shed sit above a decked area giving access to the pool. A large barn provides covered parking and there is a workshop, plenty of outside storage as well as a bakehouse with working bread oven - a great space for entertaining.

Day to day amenities are available in Verruyes and Mazières-en-Gatine, which are about 5 and 10 minutes away by car respectively, whilst the trip Saint-Maixent-L'École with its restaurants, supermarkets and a rail link to Paris takes less than 20...

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: 740 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hall 5m²

Kitchen 23m²

Living room 35 m²

Dining room 17 m²

Utility room 6m²

Shower room 4.5m²

FIRST FLOOR:

Office/Landing 19m²

Bedroom 34m²

Bedroom 17m²

Bedroom 11.5m²

Bathroom 7m²

OUTSIDE:

Garden

Summer house with potting shed attached

Above-ground pool

Barn/garage

Workshops

Bake house with working bread oven

The septic tank conforms to current standards

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