

4-bedroom country property with great-sized outbuildings and garden



INFORMATION

Town:	Messé
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	2136 m2

IN BRIEF

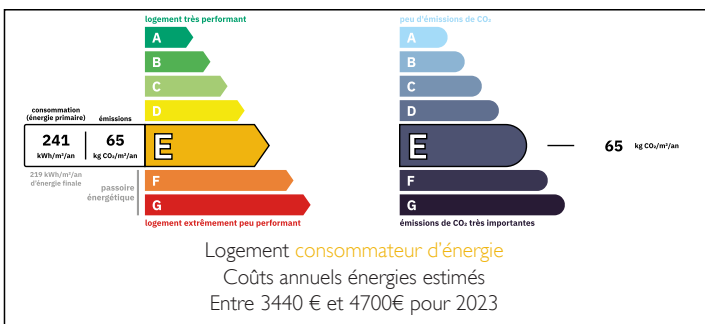
Set in a quiet hamlet in between the towns of Melle, Ruffec and Poitiers, this 4-bed stone property is habitable straight away and offers great potential via its series of outbuildings set around a central courtyard including a large barn, a second house to renovate and a lovely covered terrace / BBQ area.

The house is comprised of a kitchen that leads through to a dining room to the rear of the property. To the left of the kitchen is a lounge and the downstairs also includes a double bedroom and shower room / WC too.

Upstairs a large landing leads to three further bedrooms, a WC and another room with a wash-hand basin that could easily be turned into a shower room. Attached to the house is a laundry-room containing the old bread oven and the oil-boiler.



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: 926 EUR

NOTES

DESCRIPTION

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With a large barn of 110m² as well as an old cottage to renovate of 70m², another barn of 62m² and the covered terrace of 14m² there is certainly no shortage of storage and potential.

Dimensions :

Ground Floor

Kitchen: 16.16 m²
Dining Room: 11.84 m²
Living Room: 14.96 m²
WC (Toilet): 1.26 m²
Shower Room: 3.71 m²
Bedroom: 13.23 m²

First Floor

Landing: 21.55 m²
Bedroom 1: 9.70 m²
Bedroom 2: 9.48 m²
Bedroom 3: 10.08 m²
WC (Toilet): 1.65 m²