Kim & Nigel Cowles

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Reference:	N149E
Location:	Deux Sévres - Melleran
Type:	House
Setting:	Village
Bedrooms:	7
Bathrooms:	3
Habitable:	560 m2
Land size:	2703 m2
Condition:	1st Class Condition
Year built:	1900
Heating:	Electric
Shops:	0 Km
Pool:	No
Outbuildings:	Yes

This impressive house, which has been a family home for many generations, is in the heart of a lively village and offers 4 spacious reception rooms, master bedroom on the ground floor and a further 6 bedrooms on the first floor, Perfect as a business opportunity for a cookery or music school. Large enclosed rear garden and a further small field.

The entrance hall way goes from front to back and has a stone floor, ceiling beams, french doors to the rear garden, it is divided into 2 by glas doors and there is a small lift to take you to the first floor if you cannot manage the stairs. To the left is the fully fitted kitchen with 2 windows to the front, tiled floor, exposed stone walls, beams, Gaggeneau appliances , electric hob, oven, fryer, 2 sinks and a dresser. To the rear of the kitchen is the dining room with terracotta floor, 2 windows to the rear, monumental fireplace, 2 built in original cupboards, wood panelling to dado height, beams and door into the hall. Off the rear of the hall to the right is a study/reception room with 2 windows to the rear, tiled floor, bemas and 2 built in original cupboards. To the right of the hall is a living room with 2 windows to the front, tiled floor, exposed stone wall, ceiling beams. and door to the snug which has a glazed door to the front, exposed stone walls, tiled floor, beams, stone fireplace and detailed carvings on 3 of the stone walls. There is a large laundry room/kitchen with door and window to the rear, sink, tiled floor, beams, fireplace and large built in storage cupboards. The master bedroom has a glazed door and 2 windows to the front, 3 windows to the side, exposed stone walls, beams, vanity sink and toilet behind a half wall. Rear hall leads to a bouler room with the central heating boiler (electric and oil) and laundry area plus a family shower room. A further shower room completes the ground floor.

On the first floor there is a galleried landing area reached via the stairs or the lift. Bedroom 1(24m2) is L-shaped and has a quality laminate floor, window to to the rear and feature stone wall. Bedroom 2 (47m2) has a quality laminate floor, exposed stone wall, exposed A-frames and 3 windows to the rear. Shower room. Separate toilet with hand-wash basin. Bedroom 3 (19m2) has a pine floor and window to the rear. Bedroom 4 (24m2) has a wood floor, window to the rear and leads to bedroom 5 (24m2) has a wood floor and window to the rear. Bedroom 6 (24m2) is an occasional bedroom has a laminate floor, built in wardrobes and storage under the eaves. There are 2 separate attic spaces for storage under the eaves.

The rear gardens are completed enclosed laid to lawn with a gravelled driveway leading from the barn to the open hangar. There are small stone storage barns, open hangar (149m2) with garage to one side and a large barn (53m2) attached to the house. Small field to the rear of the gardens. There is an option to buy a further field attached to the property of 6 443m2 but this land is not for building or keeping of animals.

The house is in the centre of Melleran which has a bar/restaurant, post office and depôt de pain.. The market town of Chef Boutonne is 7km with 2 supermarkets, cinema, bars and restaurants, fishing lake, schools and colleges. Niort is 40 minutes. La Rochelle is 1 hour 15 minutes and the airport at Poitiers is 45 minutes drive.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 10160 EUR et 13800 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 205 kWh/m2/an EMISSION DE GAZ 8 kgCO2/m2/an

Date de réalisation du diagnostic : 04/11/2024.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 270 000€ *
(* Les honoraires de l'agence sont à la charge du vendeur)
Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : http://www.georiques.gouv.fr
La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

Selon l'article L.561.5 du Code Monétaire et Financier, pour l'organisation de la visite, la présentation d'une pièce d'identité vous sera demandée.

€270,000

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec
LES PROFESSIONNELS.IMMO
RÉSEAU NATIONAL IMMOBILIER
N° RSAC 501 955 470

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