Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference:	N499E
Location:	Deux-Sèvres (79) - Melleran
Type:	House
Setting:	Village
Bedrooms:	5
Bathrooms:	3
Habitable:	252 m2
Land size:	2 814 m2
Condition:	Ready to Move in
Year built:	C19th
Heating:	Oil
Shops:	0 Km
Pool:	Yes
Outbuildings:	Yes

Beautiful stone house with tree lined driveway leading to a the house and barns arranged around a central courtyard with covered terrace, the rear gardens are private and have the lovely swimming pool with surrounding terrace. Set in the heart of a lovely village with a bar/restaurant, post office, school and a historic church on the village green.

Wide hallway has a tiled floor, original staircase to first floor, beams and useful wc at the end. To the left is the fully fitted french style breakfast kitchen with tiled floor and worktops, oven, hob, original cupboard, fireplace with wood burning stove, a door leads to the undercover dining area. To the right are double doors leading to the double aspect living room with tiled floor, french doors to the front and rear, fireplace with wood burning stove, exposed stone walls, beams and built in original cupboard. Door to study (could be a further bedroom) with tiled floor, french doors and window to the front, door to barn and boiler room. From the hall there is a useful laundry room and a large bathroom with window to the rear, tiled floor, twin vanity sinks, bidet, bath, large walk in shower and beams.

On the first floor is a large landing with window to the rear. Master bedroom has a window to the rear, carpet, built in wardrobes and ensuite shower room. Bedroom 2 has a window to the front, carpet. Bedroom 3 has a window to the front, carpet. Bedroom 4 has a window to the front, carpet. Bedroom 5 has a window to the rear and carpet. The current owner planned to convert this bedroom to a bathroom.Separate WC.

There is a barn (80m2) attached to the house with a cellier, double barn doors to the front, doors to rear garden and mezzanine area above. Opposite the house is another stone barn (84m2) with sliding barn door to the front, concrete floor and mezzanine area (28m2). Open hangar (23m2) for al fresco dining.

The gardens are mature with lovely specimen trees, soft fruit and mature hedging, the pool is 10 x 5m with a lovely surrounding terrace. Well. Terrace to rear of house off living room.

Oil fired central heating with most windows double glazed.

The village of Melleran has a music festival each year and many social events take place on the village green.

7km to the market towns of Chef Boutonne and Sauzé-Vaussais with supermarkets, bar/restos, bakeries, cinemas and fishing lakes. 40 minutes to Niort with car-free shopping streets and great choice of restaurants, 45 minutes to Poitiers with international airport and TGV. La Rochelle is 1 hour 20 minutes drive. 4 hours to the port of Caen.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1640 EUR et 2260 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 81 kWh/m2/an EMISSION DE GAZ 21 kgCO2/m2/an

DPE - 21/09/2022

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 275 000€ *
(* 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.

€275,000

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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