

Maison de Maître-style property, 188 m<sup>2</sup>, 4 bedrooms on over 3000 m<sup>2</sup> of land in a quiet hamlet.



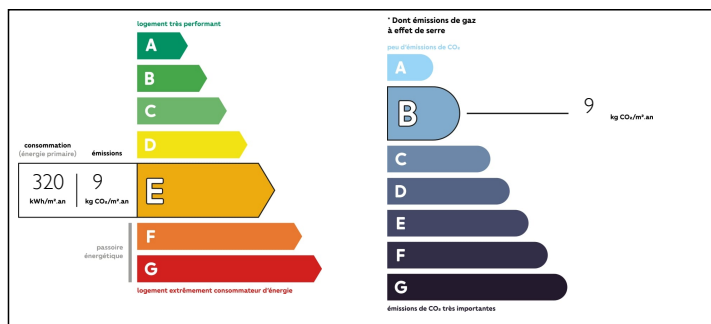
## INFORMATION

Town:	Alloinay
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	188.74 m <sup>2</sup>
Plot Size:	3127 m <sup>2</sup>

## IN BRIEF

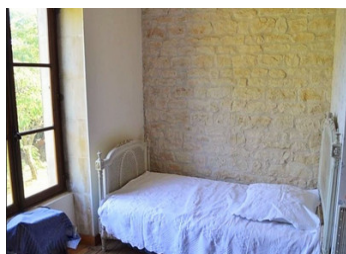
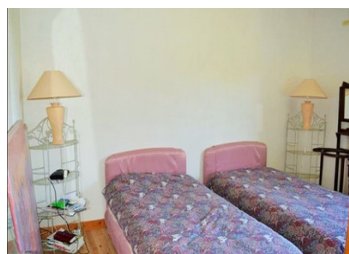
Stone house with adjoining gîte on a lovely plot of over 3000 m<sup>2</sup>, halfway between Sauzé Vaussais and Melle, two beautiful villages; Melle is a historic town renowned for its silver mines. This house offers a beautiful private dwelling in the style of a maison de maître and its adjoining outbuilding which has been converted into a gîte to finish restoring. 15 min from Melle (town with shops and services), 11 min from Sauzé Vaussais (town with shops and services). 45 min from Niort and 1h30 from La Rochelle. To complete a beautiful restoration, I would estimate the work at between €30,000 and €45,000.

## 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: 369 EUR

## NOTES

## DESCRIPTION

Beautiful Charentaise bourgeoise stone house in small village. Stone-built 2-storey house (4-sloped roof) with adjoining outbuilding of approx. 25 m2 (former farmer's house) for use as gîte.

Gîte: 50 m2

- large living room with kitchen
- one bedroom (to be renovated)
- bathroom and WC (to be renovated)

Main house :

First floor:

- 2 through entrances
- living room with wood-burning insert, pare-feuille de Provence, golden travertine
- 1 kitchen followed by a dining room with masonry stove.
- 1 laundry room
- 1 storeroom
- 1 WC.

1st floor :

- hallway with cupboards
- 4 bedrooms (one with toilet and closet) 11 m², 12.50 m², 12 m², 15 m².
- 1 large bathroom with bath and shower
- 1 separate toilet with "émaux de briard" washbasin

This house features beautiful materials: parefeuille de Provence, golden travertine, Briar enamels

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