

**Reference:** N11058E  
**Location:** Deux-Sèvres (79) - Melleran  
**Type:** House  
**Setting:** Village  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Habitable:** 200 m2  
**Land size:** 3 748 m2  
**Condition:** Ready to move in  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** 1 Km  
**Pool:** No  
**Outbuildings:** Yes



Detached house on the edge of a village full of original features and character which offers spacious accommodation and modern must haves. The historic village of Melleran is within walking distance and offers a bakery, post office and bar/restaurant.

Enter the property via electric gates into a large courtyard with plenty of gravelled parking, the house is on your right and the large barn and workshop are straight ahead the drive curves round back to the gates with a central lawned area.

Large living room with oak floor, feature Charentaise fireplace with wood burning stove, window and door to the front, beams, bulls eye window and exposed stone walls. Second sitting room with fireplace and wood burning stove, beams, exposed stone walls and window and door to the front. Rear hall way with wood floor, stairs up to the first floor, understairs storage and separate wc with hand wash basin. Recent extension to the house provides a large modern fully fitted breakfast kitchen with tiled floor, large window to the front and one to the side, oven, induction hob, dishwasher and a couple of steps down to a generous dining area with patio doors to the front and the side which overlooks the original stone mare.

Upstairs there is a generous landing with pine floor, velux and built in storage. Master bedroom has a wood floor, window to the front with lovely far reaching views, door to the side, beams in a sloping ceiling and an ensuite bathroom with freestanding bath, shower, two vanity sinks, wc which needs finishing. Shower room with vanity sink, shower, wc and velux. Two further double bedrooms with pine floors and a slightly smaller office or bedroom 4 with a sink.

The large detached barn (138m2) has a recent replacement roof and offers many possibilities for storage solutions or perhaps conversion to a house with correct permissions. Attached to this is a large workshop with a concrete floor.

The gardens are to the front and side of the house and stretch to just under an acre in size and they are laid to lawn with open views.

Midway between the market towns of Chef Boutonne and Sauzé-Vaussais and just 40 minutes to the small city of Niort. Poitiers with an international airport is 50minutes drive.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 183 750€ \*

(\* Les honoraires de l'agence sont inclus à 5% sont à la charge du vendeur, 175 000€ net vendeur)

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€183,750

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

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