

ANCIENT LINEN MILL, beautifully and charmingly renovated, ...

Country House For Sale



Price: €190,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: L'absie Poitou-Charentes, 79240

ANCIENT LINEN MILL, beautifully and charmingly renovated, situated in tranquil surroundings at the end of a quiet country lane and nestled in large private gardens (8467m<sup>2</sup>) with mature trees, above-ground pool, vegetable garden, a small river with foot bridge and access to lake. There are 3 stone outbuildings, one of approx 80m<sup>2</sup> over two floors and with potential for conversion to gites. A small wooden barn provides parking for 1 car.

The house is spacious and welcoming with a large fully-fitted kitchen with Leisure Range cooker, pantry / utility room, living room, games room and downstairs bathroom. On the first floor, a bright and spacious second living room (38m<sup>2</sup>), three good size bedrooms and en-suite shower room.

The property benefits from oil central heating, a wood burner in the downstairs living room, newly refurbished roof, new plumbing and electrics and conforming septic (fosse).

This is a truly peaceful and charming property, secluded yet near to shops and cafes (5 mins), and with great B et B potential, in particular for cyclists and ramblers as the property benefits from surrounding nature trails in a lush and undulating terrain.

Nearest airport and train station: Poitiers 60 mins, La Rochelle 60 mins

Other airports: Nantes Atlantique 1h30mins, Limoge and Bordeaux 3 hours

Main regional attractions (within 1 hour): Puy du Fou and Futuroscope theme parks, Vendéen coastal beaches.

Viewing recommended!

The sale price includes agency fees of 4% (€182.700 net price). The fees are paid by the buyer at the

signing of the act of property.

