

A haven of tranquillity! A spacious home with character in a peaceful setting of woods and lakes.

Country House For Sale



Price: €283,500  
Bedrooms: 3  
Bathrooms: -  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Chanteloup Poitou-  
Charentes, 79320

In a peaceful village, surrounded by an exceptional landscape of greenery, trees, water and granite, this spacious former farmhouse dating from 1700 (semi-detached but you wouldn't know it) awaits you.

Enter the front of the house into a welcoming hall with its indoor garden, a large dining room to one side and a lounge and bar to the other. The equipped kitchen with a bread oven at the back of the house opens onto a terrace and large garden, all on 2 900 m<sup>2</sup>. The ground floor also includes a laundry room, a boiler room, a bathroom (shower, bath, double sinks) and a separate toilet. There's underfloor heating in one part and radiators elsewhere.

Upstairs, a mezzanine with windows and Velux, serves as a second living room. This mezzanine is full of charm with beams and a pretty balustrade leads to 3 bedrooms, an office and a shower room with WC.

In front of the house is a large granite stone workshop and a garage for 4 cars (200 m<sup>2</sup>) and 2 kennels. The land behind is 39,000 m<sup>2</sup>, wooded by various species of trees and embellished by 2 splendid fishing ponds of 7,000 and 5,000 m<sup>2</sup> and a cabin with a wooden terrace. There's plenty of room for animals. This property must be seen in order to understand its value and potential.

Chanteloup at 3 kms has a cafe / bar and schools; Moncoutant 7 kms a supermarket, college and European fishing center, Pescalais. Bressuire is 15 minutes with golf and all commerce and services.

The property is well located for leisure activities: Puy du Fou, Futuroscope, Marais Poitevin and the chateaux of the Loire Valley. Nantes airport is 1.5 hours and the ports of Caen and Le Havre 3-4 hours by car.

The selling price includes the agency fee of 5% (270,000 € net seller). The agency fee is paid by the buyer

at the signing of the deed of ownership.

