

Gorgeous stone barn conversion in idyllic rural setting,  
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Country House For Sale



Price: €472,500  
Bedrooms: 8  
Bathrooms: -  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Poitou-Charentes,79220

Gorgeous stone barn conversion in idyllic rural setting, with swimming pool, pond, guest house, outbuildings and mature gardens.

This deluxe property has been renovated to architect specification and provides spacious and comfortable accommodation over two floors.

Ground floor - grange: Large entry reception hall (60m<sup>2</sup>) with two seating areas and corner office. Spacious fitted kitchen opening onto covered terrace and patio. Large open-plan living-dining room (57m<sup>2</sup>) with stone fireplace. Guest bedroom, bathroom, wc, studio-atelier, office and utility room.

1st floor: Landing-gallery with seating, leading to master bedroom with ensuite bath and wc, and three guest bedrooms, bathroom and wc.

Second house - gite, ground floor: living room with stone fireplace opening onto private patio. Open-plan dining room and fitted kitchen. 1st floor: three bedrooms, wc and bathroom.

Outbuildings include studio-atelier, wood store, storage, cave, carport and pool pump house.

New on the market. Rarely available. Recommended.

Nearest supermarket, baker, cafe and restaurant in Champdeniers, 5 minutes. Nearest towns are Niort and Parthenay, both 20 minutes. Coast, beaches and La Rochelle with airport, 65 minutes. Golf at Chateau le Petit Chene in Mazieres-en -Gatine, 5 minutes.

The sale price includes agency fees of 5% (450 000 € net price). The fees are paid by the buyer at the

signing of the act of property.

