

**FARMHOUSE WITH GITE AND LARGE GARAGE****Country House For Sale****FARMHOUSE WITH GITE AND LARGE GARAGE****Price:** €168,000**Bedrooms:** 4**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Scille Poitou-Charentes, 79240

A renovated farmhouse with attached one bedroom gite and a superb 100m<sup>2</sup> garage, ideal for an artisan or workshop for hobbies. Located near the Deux Sevres/ Vendee border. About an hour from the Vendee coast and several airports including Nantes, Poitiers and La Rochelle. There are local shops in the nearby town of l'Absie. The property has been renovated to a good standard with recent double glazing. The accommodation is on the ground floor with an additional study on the first floor. Attached to house is a self contained one bedroom annexe with kitchen/living room, spacious double bedroom with en suite shower room. The property is set in grounds of a little over 4800m<sup>2</sup> which includes a superb 100m<sup>2</sup> garage/workshop with attached hangar and cellar. There are also several outbuildings with in the grounds.

Main house: Entrance hall, 3 bedrooms, bathroom, dining room/sitting room. Spacious lounge with fireplace. Fitted kitchen, utility and boiler room. Annexe: with living room/kitchen, bedroom with en-suite shower room. Oil fired central heating. Septic tank which conforms to the regulations. Attractive rural location.

The sale price includes agency fees of 5% (160 000€ net price). The fees are paid by the buyer at the signing of the act of property.