

Charming country home!

Country House For Sale



Price: €240,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: La Chapelle-Baton Poitou-  
Charentes, 79220

A former farm dating back to the 18th century, two houses have been carefully combined into one spacious home with a tasteful renovation leaving original beams, Spanish tile and exposed stone floors and walls. The separate entrance hall leads to the open plan breakfast room and kitchen equipped with an Italian oven (gas and electric), a double sink, chimney with wood burner and a door to the terrace. Stairs lead to a bedroom above with parquet flooring. From the breakfast room, enter the dining room with a skylight and mosaic tiled floor and through an arch to the sitting room with an old stone floor and fireplace.

Continue into an office area (or additional bedroom), leading to a bright veranda along the side of the house. There's a back kitchen/laundry area and master bedroom suite with dressing area and shower room.

The 2nd staircase leads to a landing with plenty of storage and ideal space for children with 2 carpeted bedrooms, another with parquet flooring, an office area (also a potential bedroom or bathroom) and several Velux windows.

The house is certainly economical: central heating of wood granules, solar heated water, mains and well water, sanitation provided by a mini wastewater treatment plant and most of the house is double glazed. And the internet speed is very fast - 28 mgb!

A total land area of 3232 m<sup>2</sup>, the house has a very manageable garden with trees and bushes, 400 m<sup>2</sup> of outbuildings including a garage of 80 m<sup>2</sup>, big enough for a caravan or 3 cars, an old stable of 50m<sup>2</sup>, a 40m<sup>2</sup> terrace, an outdoor kitchen (20 m<sup>2</sup>), barbecue chimney, a courtyard to park 2 cars, as well as a carport, 4 former pig sheds, a 2nd barn with the wood heater and workshop, another stable and storage space - all to do what you want with!

La Chapelle-Baton has a primary school, and there's a bus stop 5 minutes from the house for the secondary

school in Champdeniers; there's also a sixth form college in Niort.

The golf course at Mazieres-en-Gatine is only 12 minutes away, the A83 motorway 10 minutes, the TGV train station at Saint-Maixent-l'École 15 minutes, Niort 25 minutes, the medieval town of Parthenay 30 minutes. Poitiers airport and TGV mainline station is less than an hour and La Rochelle airport and beaches just over an hour. The Channel ports are a 4-5 hour drive.

The sales price includes agency fees of 4.35% (net price € 230,000). The fees are payable by the buyer upon signature of the deed of ownership.

