

Lovely views in a rural position near the village!

Country House For Sale



Price: €149,100

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Neuvy-Bouin Poitou-  
Charentes, 79130

This is a very attractive property comprising a light and roomy house and a substantial stone barn in the local style with stables to either side. There are paddocks across the small lane and gardens surrounding the property - a total of 8614 m<sup>2</sup> with south facing views over surrounding fields. The house has been substantially improved in recent years but retains its charm with beams and beautiful stone walls. It needs to be viewed to fully appreciate. The house has B and B potential and the barn could have many uses.

There are 4 ground floor reception rooms in the house - a spacious entrance hall leads to a lounge with log burner, a dining room and breakfast/sitting room with fireplace and a renovated and fitted kitchen. The ground floor bedroom has a shower room adjacent, walk in shower and WC. The Utility/boiler room is ample and the games room/bar has stairs to the first-floor landing and 2 bedroom suites, each with double bedroom, dressing area and en suite shower room with WC. The house has oil and electric heating. There is a car port on the side of the house and the garden has lawn and mature foliage.

Near the villages of Neuvy Bouin and Clesse (only 5 minutes to shops including a bakery, butcher, bar/cafe, post office, mechanic and hairdresser), the nearest supermarket is in Secondigny, where there are more shops and services. The property is 25 minutes south of the larger town of Bressuire, with all shops and services including a new golf course. The medieval town of Parthenay with all commerce is a 25-minute drive too, Niort with main train service 50 minutes and the Vendee coast 90 minutes. Several airports are within easy reach: Nantes 1.5 hours, La Rochelle and Poitiers 1.25 hours. The ports of Dieppe and Le Havre are a 4.5-hour drive.

The sales price includes agency fees of 5% (142 000 euros net price). The fees are paid by the buyer at the signing of the act of property.

