

Just reduced! Splendid Home with heated indoor pool

Country House For Sale

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Price: €249,999

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: La Chapelle-Thireuil Poitou-Charentes, 79160

A first-class, spacious and elegant family home constructed in 1878, the house has been completely renovated - totally rewired, replumbed, new roof - and finished to an extremely high standard. There are 2 generous reception rooms, four excellently proportioned bedrooms and three bathrooms. Across a courtyard from the main house, the fully restored carriage house has a heated indoor pool and mezzanine with established office and wood stove. Outside in the courtyard, there's a deck and covered seating area. The grounds of 1062m<sup>2</sup> are walled in around the low maintenance garden with formal front lawn, secluded kitchen garden, a working well and a variety of fruit trees.

The traditional terrazzo tiled central entrance opens into the interior hallway featuring an open central staircase with living and dining rooms (20m<sup>2</sup> +) to either side with built-in fireplaces and solid cherry wood floors. The rear of the dining room opens into a large kitchen (32m<sup>2</sup>) fitted with a central dining island (seating six plus), Bosch appliances (range type cooker, gas and electric fan ovens), an array of impressive cabinets, concealed double fridge freezers, dishwasher and pine wood floors. The adjoining 16m<sup>2</sup> pantry/laundry room leads out to the smaller secluded kitchen garden. Back stairs from the kitchen take you to the bright 51m<sup>2</sup> basement space (currently a play room) with solid pine floors and a door to the garden.

1st floor: 2 bedrooms (21m<sup>2</sup> each) with parquet floor and iron fireplaces, full length windows opening onto the lawn with views of the countryside, served by a shower room and w.c. Also, up the stairs from the kitchen, a third guest room (18m<sup>2</sup>) with bathroom.

2nd floor: beautiful and spacious master bedroom of 45m<sup>2</sup> has a beamed ceiling, parquet floor, walk-in wardrobe/dressing room and large modern and stylish en-suite bathroom (29m<sup>2</sup>) with shower and free-standing bath.

Adjoining the carriage house, the original stone barn/stable affords significant additional potential for conversion to separate guest accommodation, a 2 or 3-bedroom self-contained unit. Currently set over 2 floors (16m<sup>2</sup> each) with the possibility of adding a mezzanine, it overlooks the garden with a view into the adjoining field with a small stream. Additional outbuildings include a substantial garden shed and wooden chicken coop.

The property is located in La Chapelle Thireuil, a tranquil, attractive village in the Deux-Sevres department of Poitou-Charentes. There's a primary school, boulangerie / grocers, dairy, friendly little bar/cafe/tabac

with a very active expat community - and hi-speed fibre broadband. All shopping and commerce can easily be accessed in 10 minutes in Coulonges sur l'Autize, Fontenay le Compte and the regional capital of Niort, 25 minutes away. There is a network of daily transport to colleges in the region and a wide choice of private and public schools. Set in gently rolling countryside, the village is close to the Marais Poitevin network of canals (the Green Venice of France) and the Atlantic coast beaches of the Vendee and Charente Maritime are 1 hour 15 mins away. Also close by is the golf course at Mazieres-en-Gatine (30 mins) and the medieval town of Parthenay (40 mins) Several airports are within easy reach: La Rochelle 1 hr 15, Poitiers 1 hr 20 (also TGV trains to Paris) and Nantes 1 hr 30. The ferry ports of Caen, Dieppe and Le Havre are a 4-5 hour drive.

The sales price includes agency fees of 5% (238095 € net price). The fees are paid by the buyer at the signing of the act of property.

