

## Old converted pressoir

## Country House For Sale

~~Old converted pressoir~~

Price: €115,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Cersay Poitou-Charentes, 79290

An historic old pressoir in a wine village which has been converted into a spacious and unique property. Situated in the north of the Deux Sevres in a small vine village, 10 minutes from Argenton les Valleees. Within easy reach of both Thouars and Bressuire, where there are all shops and services. Within about 90 minutes' drive are the Vendee coast and the airports at Nantes, Poitiers and La Rochelle. 4-5 hours from several ferry ports. A unique property, with parts dating from medieval times.

The property has been tastefully renovated whilst retaining many character features. There are 4 double bedrooms and 3 Bath/shower rooms. To the rear there are several outbuildings some of which are suitable to convert. The gardens offer privacy with views across vineyards to the rear. An excellent property well worth a look.

Entrance hall with exposed beams, just outside the front door is an arched vestibule with an old wine press. Sitting room with wood burner and double doors to rear garden. Dining room with fireplace and wood burner. Galley kitchen with fitted units and appliances that will be staying with the property. Master bedroom with en-suite shower room. Bedroom 2. Family bathroom. At the other end of the house there are 2 further bedrooms and a shower room. Outside: Hangar and stone barn with attic. 2 Further buildings which could be converted into a gite or further accommodation. Electric heating and double glazing are installed.

The sale price includes agency fees of 5% (109 500€ net price). The fees are paid by the buyer at the signing of the act of property.