

## Spacious farmhouse to renovate

## Country House For Sale

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Price: €79,800

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Moncoutant Poitou-  
Charentes, 79320

A spacious farmhouse currently divided into two dwellings with attached stone barn and stables plus further outbuildings. Set in ground of 2800m<sup>2</sup>. Located in a village just a few minutes from the Deux Sevres town of Moncoutant, where there are all shops and services. About 90 minutes from the Vendee coast and several airports including Nantes, Poitiers and La Rochelle. 4-5 hours drive from the ferry ports of Caen, Cherbourg and La Havre. The famous Puy du Fou theme park is about 30 minutes drive.

The house has been divided into 2 dwellings but is easily put back together to make one spacious house plus there is an attached stone barn and stable which can also be converted. There are a range of outbuildings and super rear gardens with distant rural views.

Main house: Entry into Kitchen, rear utility and WC. Living room with granite fireplace. First floor; Landing, 3 bedrooms and a bathroom. 2nd house. Entry into kitchen/living room, shower room and WC. First floor; Landing and 2 bedrooms. There is oil fired central heating in the main house and electric heating in the small house. There is septic tank drainage which will not conform to current legislation and will have to be upgraded. Ample parking.

The sale price includes agency fees of 4800€ (75 0000€ net price). The fees are paid by the buyer at the signing of the act of property.