

Located in a rural hamlet in the north of the Deux-Sevres ...

Country House For Sale



Price: €183,750

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Noirterre Poitou-Charentes, 79300

Located in a rural hamlet in the north of the Deux-Sevres near the town of Bressuire, where there are all shops, services and recreational facilities including a new municipal golf course. Situated in the Bocage countryside. 90 minutes from the Vendee beaches and several airports including Nantes, Poitiers and La Rochelle. 4-5 hours from the ferry ports of St Malo, Cherbourg and Caen. The property was completely renovated to provide a stunning open plan living area with a sitting area with fireplace, elevated dining area and mezzanine sitting area. The house sits in attractive grounds of 2880m<sup>2</sup> which includes a stone barn, old stables and outbuildings. Internal inspection essential.

Ground floor: Entrance into large reception room with sitting area with woodburner, raised dining area. Inner hall with WC and shower room. Kitchen/dining area with fitted kitchen. Area. Utility room with oil fired boiler (replaced in 2010) Ground floor bedroom with en suite shower room. Stairs from entrance to Mezzanine sitting area overlooking the main reception area. 4 Bedrooms. WC.

The sale price includes agency fees of 5% (175 000 € net price). The fees are paid by the buyer at the signing of the act of property.