

A Maison de Maitre with outbuildings of 500m<sup>2</sup>. This exceptional character property is competitively priced.

Country House For Sale



Price: €281,105

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Coulonges-Sur-L'autize Poitou-Charentes, 79160

A Maison de Maitre with outbuildings of 500m<sup>2</sup>.

This exceptional character property is competitively priced. Behind the high entrance gates you find the property to the right and a mass of stone outbuildings to the left of 500m<sup>2</sup>, including a stable block, bread oven, small cottage and pigeonier.

This is currently a spacious family home, yet would easily prove to be a Bed & breakfast due to it's location. With the added bonus of gite potential from the outbuildings.

\*\* Character throughout and high ceilings.

\*\* Mains drainage.

\*\* Mains gas central heating.

\*\* 5 bedrooms.

\*\* 2 bathrooms.

\*\* 2nd floor to convert.

\*\* Large vaulted cellar.

\*\* Collection of outbuildings of 500m<sup>2</sup>.

**\*\* Private gardens.**

**\*\* 2 minutes walk to the market town.**

**\*\* Accommodation measures 320m2 including the 2nd floor.**

ENTRANCE with original tiled floor, impressive entrance doors & staircase to the upper floors.

SITTING ROOM 26m2 with duel aspect, wooden flooring and a superb stone fireplace.

DINING ROOM 26m2 with 19eme ceiling rose, covering, original wooden flooring, openfire & window to the front.

KITCHEN 40m2 an outstanding room with an impressive fireplace the height of the room (3.5m), 2 windows & door to the gardens, terracotta floor tiles, ceiling beams exposed, fitted units and an island.

UTILITY / BOILER ROOM 10m2 with recent central heating boiler.

MUSIC ROOM 40m2 with 2 windows to the gardens.

CLOAK ROOM 7m2 with WC & basin.

SIDE ENTRANCE with storage space, door to the garden & cellar.

VAULTED CELLAR 20m2.

1st floor:

LANDING with original wooden flooring.

4 DOUBLE BEDROOMS.

MASTER BEDROOM 26m2 with EN-SUITE SHOWER ROOM & WC;

DRESSING ROOM 12m2.

BATHROOM & WC.

OFFICE with SITTING ROOM.

2nd floor: with impressive timbers exposed.

4 ROOMS could be converted to further living space. Windows, electrics and heating pipes in place.

Exterior: A collection of stone built outbuildings under tiled roofs, in a U - shape, previously used as a stable block for the Police horses, a bread oven, a small cottage and pigeonier.

This Maison de Maitre is within the small market town of COULONGES SUR L'AUTIZE 79160. Just 1hr to the coastal town of LA ROCHELLE (which has regular flights to & from the UK). 1hr15 to Nantes

which also has an airport.

The larger town of NIORT is 20 minutes and 15 minutes is the town of Fontenay le comte in the Vendee.

Price 281 105€ inclus frais d'agence de 4.5% paid by the purchaser. (269 000€ net vendor)

