

Amazing price for an 18th century property! Great potential for a gite business.

Country House For Sale



Price: €157,500

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Fenioux Poitou-Charentes,79160

Private and secluded on the edge of a vibrant community with a bakery and cafe/bar, this 18th C property is in good condition and only needs modernizing. Included are a large house (once a presbytery), a second dwelling (formerly a doctor's surgery, 47m<sup>2</sup>), a garage, 2 additional stone buildings, one easily convertible to a 3rd dwelling - and two extensive gardens - all hidden behind tall gates and walls it offers excellent views of the countryside.

Off the entrance to the main house is a sitting room (19 m<sup>2</sup>) with a fireplace and a reception/additional bedroom. A large dining room (21 m<sup>2</sup>) with a fireplace leads to a fitted kitchen (10 m<sup>2</sup>), a back kitchen/utility, toilet and below a large cellar and boiler room (3 rooms totalling 58 m<sup>2</sup>). On the other side of the kitchen is a breakfast room with wood burner and tiled floor with a second outside door. A bright and airy tiled veranda (14.5 m<sup>2</sup>) with 2 velux windows in the panelled ceiling looks over the terrace and down to the lawn and view of the countryside. Upstairs there are 4 bedrooms - ranging from 21 m<sup>2</sup> to 8.7 m<sup>2</sup>, one with a fitted bathroom of 9 m<sup>2</sup>, a shower room and a toilet.

Opposite the house is a former doctor's office (wheelchair access at the side) with a living area of 48 m<sup>2</sup>, a kitchenette, a living room, a bedroom and a shower room with a toilet. Several stone outbuildings are attached including a garage, 2 carports or workshops, a small stone building with an upstairs and another large one of 84 m<sup>2</sup> with stairs leading to a solid wooden floor above that could easily be a 3rd dwelling.

All this and 2 gardens, one an orchard, on 3,383 m<sup>2</sup> of land.

Fenioux is midway between Secondigny and Coulonges-sur-l'Autize both with a supermarket, shops and services, 90 minutes from the Vendee beaches and Nantes; 40 minutes from the Puy du Fou theme park. The airport and coastal town of La Rochelle are 1 hr 20 mins drive. Poitiers airport and historic town center are about 1 hr 15. The ferry port of Caen is just 4 hrs 10 and Calais is 6 hrs 45.

The sales price includes agency fees of 5% (150,000 euros net price). The costs are paid by the buyer when signing the deed of ownership.

