



Price: €74,800
Bedrooms: 5
Bathrooms: -
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: Amailloux Poitou-
Charentes, 79350

Opportunity to acquire large country house (Maison de Maître) to renovate, situated in charming hamlet 10 mins north of Parthenay. The house offers spacious accommodation with 5 bedrooms and 2 staircases allowing for dividing into 2 separate dwellings with B et B / gîte potential. The surrounding area is ideal for walking, cycling, golf and horse riding with quiet country lanes, woods, lakes, nearby stables (2 mins) and nearest golf course 20 mins.

Comprising: Large living/dining room with corner kitchen, stone fireplace and grand curving staircase serving two large bedrooms on the first floor. The second staircase serves 2 further bedrooms.. There is a 5th bedroom on the ground floor (former dining room) with wood burner, a utility kitchen, utility room and old conservatory leading out to garden (2028 m²) with old stone barn, fruit orchard, vegetable plot and stream.

Nearest airport and TGV (fast train to Paris and Bordeaux) at Poitiers, 50 mins.

Other airports: Nantes and La Rochelle, 90 mins

Attractions: Golf at Le Petit Chêne, 20 mins. Futuroscope and Puy de Fou theme parks, 50 mins. Zoo and troglodyte caves at Doue de la Fontaine, 40 mins. Roman ruins with summer opera at Sanxay, 40 mins.

Loire valley, vineyards, Cognac and beaches all within 1-2 hours.

The sale price includes agency fees of 5% (€85,000 net price). The fees are paid by the buyer at the signing of the act of property.