

A rather special property a spacious converted barn ...

Country House For Sale



Price: €129,950

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Viennay Poitou-Charentes,79200

A rather special property a spacious converted barn on the edge of the village of Viennay, situated a few kilometres north of the town of Parthenay, where there are all shops and services. There are also shops, services and schools walking distance of the property. Within 90 minutes drive there are several airports (Poitiers, La Rochelle and Nantes) and the Vendee coast. 4-5 hours from the ferry ports of Caen, Cherbourg and Le Havre. The house is set in ground of around 3500m<sup>2</sup> including a large pond adjacent to the house. The property has been converted into spacious accommodation but with a large kitchen/living room to finish. There is also a detached studio apartment within the grounds. Internal inspection essential.

Entrance into open plan Kitchen/Sitting room to finish. Games room area, shower room, boiler room. Sitting room. Lounge /dining room with fireplace. Study. Large galleried landing. Master bedroom with dressing area and en suite bathroom. Bedroom 2 with walk in closet and en suite bathroom. 2 further bedrooms with walk in wardrobes. Outside: Covered terrace at front; Rear detached studio apartment and further outbuilding. Large pond to the side of the house with patio overlooking. Further area of garden. Oil fired central heating is installed.

The sale price includes agency fees of 4% (125 000€ net price). The fees are paid by the buyer at the signing of the act of property.