

Holiday home or move-in residence with potential!**Country House For Sale****Holiday home or move-in residence with potential!****Price:** €82,800**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Saint-Pardoux Poitou-
Charentes, 79310

An ideal lock-up and leave holiday home only 8 minutes' drive from the golf course in Mazieres-en-Gatine, with a small handy supermarket, it is in the heart of the vibrant community of Saint-Pardoux, with 2 primary schools, a public park and playground, a tennis court, a library, several associations and many activities (new boulangerie coming soon!). The medieval town of Parthenay is a 15-minute drive with all shops and services. Poitiers airport (direct flights to London Stansted) and mainline TGV station to Paris are less than an hour away. The Vendee beaches and La Rochelle are 1.5 hours by car and the channel ports of Dieppe and Le Havre 4.5 hours.

Around 200 years old with wood floors and oil central heating, the house has 3 bedrooms and an attic. Enter the large living room with a wood burner in the fireplace and 2 ceiling fans, continue to an open plan equipped kitchen (gas hob, electric oven) with a door to the courtyard patio - no garden so low maintenance. There's a WC off the living room and door to stairs down to a large cellar, separate room with boiler and fuel tank. Upstairs, a large landing, 3 bedrooms, a big bathroom with tub and shower, separate WC and stairs to the attic. The 2nd floor landing has been used as an office space and there's a bedroom and large games room/storage - ample space to renovate into an additional bedroom and bathroom. Single glazed but well-sealed, the house is on mains. There's a separate garage with overhead storage across the road at the back of the house.

The sales price includes agency fees of 4,800 euros (net price 78,000 euros). The fees are payable by the buyer upon signature of the deed of ownership.