

Excellent income potential

Country House For Sale

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Price: €265,000

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pompaire Poitou-
Charentes, 79200

A spacious and immaculately presented detached house with 5 bedrooms and 2 en-suites plus a detached 2 bedroom gite. Located on the edge of the village of Pompaire and only about 5 minutes from the town of Parthenay, where there are all shops and services. 40 minutes from Poitiers with airport, TGV and auto route to Paris. About 90 minutes from the coast and an hour from the Puy du Fou theme park.

The main house has 3 bedrooms on the ground floor with a spacious conservatory to the rear of the kitchen breakfast room. On the lower floor there are 2 double bedrooms each with a recently installed en suite shower room. Making them ideal for a B&B activity. Set in private grounds there is also a Detached 2 bedroom gite in excellent condition. The main house has oil fired central heating and the gite has electric heating. There is a septic tank for each house.

Main house: Entrance into open plan living room. Dining area opening to Lounge with fire place. Kitchen/breakfast room, double glazed conservatory with BBQ. 3 bedrooms, bathroom and sep WC. Basement: Breakfast/sitting room. 2 double bedrooms each with recently installed shower rooms. Celler/utility, integral garage with boiler room/workshop. Gite: Living room with fitted kitchen area, bathroom and sep WC. 2 Double bedrooms. The gite was created about 4 years ago. The sale price includes agency fees of 5% (252 381€ net price). The fees are paid by the buyer at the signing of the act of property.