

**Immaculate modern bungalow set in a lovely garden!****Country House For Sale****Immaculate modern bungalow set in a lovely garden!****Price:** €162,750**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Boisme Poitou-Charentes, 79300

Built in 1999, this is a lovely property in a quiet location on the edge of the vibrant village of Boisme with a baker, bar, hair salon, school, lake and outdoor activities. Enter the driveway via electrically operated gates, to the right is a petanque (boules) court and at the back a shady pergola; to the left of the entrance is a vegetable garden and two sheds. The wrap-around garden is well established with bushes and fruit trees.

The house is very well insulated, double-glazed and has ceramic tile throughout. Enter into the hall and archway to the large, light and airy living room (36m<sup>2</sup>) with a wood burner and patio doors to the terrace. At the back of the bungalow are 3 bedrooms and a bathroom with bath, separate shower and dual wash basins. The WC is at the end of the hallway where there are also built-in wardrobes (an additional large wardrobe in the first bedroom remains with the house). The main kitchen (16m<sup>2</sup>) is well equipped with fitted gas and electric ovens, grill, extractor fan and lots of cupboards and has patio doors to the terrace too. The utility room/back kitchen is also fully equipped with oven, extractor fan, sink and plumbing for a washing machine. A door leads down a few steps to the garage (35m<sup>2</sup>) with a large mezzanine storage area and doors onto the driveway. Under the utility room is a cellar. The wood burner heats the entire house but there is electric heating too.

Bressuire with a new golf course, all shops and services is only 15 minutes away, the medieval town of Parthenay 30 mins, airports in Nantes and Poitiers are 1 hr 20 mins (trains to Paris from Poitiers too), the Atlantic coast is 2 hours and La Rochelle 1 hr 40 mins. The ports of Dieppe and Le Havre are a 4-1/2 hr drive.

The sale price includes agency fees of 7750 (155000€ net price). The fees are paid by the buyer at the signing of the act of property.