

A renovated, spacious rural house with an exceptional

Country House For Sale



Price: €167,500

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Amailloux Poitou-  
Charentes, 79350

A renovated, spacious rural house with an exceptional river view to the rear. Located between the towns of Parthenay and Bressuire, where there are all shops and services. 90 minutes from the Vendee coast and a range of airports including Nantes, Poitiers and La Rochelle. The house has been renovated to a high standard including geo thermal central heating. There is a large detached double garage and ground of about 1400m<sup>2</sup>.

Entrance hall, Utility room, Kitchen dining room with custom built fitted units and dining area. Study with patio doors onto rear terrace. Dining room with arch into sitting room with custom built fireplace. Bathroom. WC. Games room (to be renovated). Stairs to first floor landing. Master bedroom with walk in dressing room. Adjacent shower room, 2 further bedrooms. Double garage with electric up and over doors.

The sale price includes agency fees of 4.7% (160 000€ net price). The fees are paid by the buyer at the signing of the act of property.