

Detached Farmhouse, large outbuildings, 2681m<sup>2</sup> of grounds. 10 minutes to Coulonges-sur-l'autize 79160.

Country House For Sale



Price: €125,500

Bedrooms: 3

Bathrooms: -

M<sup>2</sup> Living: -

M<sup>2</sup> Plot: -

M<sup>2</sup> Terrace: -

Address: Saint-Laurs Poitou-  
Charentes, 79160

A detached south facing farmhouse, 147m<sup>2</sup> of accommodation over 2 floors. A double garage and 2 open barns of 144m<sup>2</sup> and 74m<sup>2</sup>. Set in mature grounds of 2681m<sup>2</sup>. Located in a small village between Coulonges-sur-l'Autize and Absie.

Ground floor: Kitchen 14.40sqm with original bread oven door, Utility room 10.75sqm with central heating boiler, Entrance hall 7.10sqm. Wc 1.25m<sup>2</sup>, Living room 30.15m<sup>2</sup> with woodburner, 2 bedrooms 12.86m<sup>2</sup> + 9.41m<sup>2</sup> with an ensuite shower room 4.17m<sup>2</sup>.

1st floor: 3 bedrooms 31.70m<sup>2</sup>, 12m<sup>2</sup> & 11.38m<sup>2</sup>, Shower room, Landing with access to a large loft.

Cellar 25.43m<sup>2</sup>. Double garage 39m<sup>2</sup>. Open barn with recent tiled roof 74m<sup>2</sup>. Open barn 144m<sup>2</sup>.

Oil central heating throughout. Septic tank, yet in 1 year it will be possible to connect to the drainage. A well with pump connected. Gardens of 2681sqm with a mature fruit trees. This property is habitable immediately, yet does require modernization.

Price reduced 10 000€ January 2018 to 125 500 euros including agents fee, 4.58%, paid by the purchaser on completion. 120 000 euros net vendor.

Sizes approximative and full description available upon request.