

A well presented and extended detached property in ...

Country House For Sale


**Price:** €150,150

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Andre-Sur-Sevre Poitou-Charentes, 79380

A well presented and extended detached property in a rural hamlet on the edge of Saint Andre sur Sevre a village in the north of the Deux Sevres. A few minutes drive from the town of Cerizay, where there are all shops and recreational facilities. About 20 minutes from the town of Bressuire, where there are also all shops and a new golf course. 90 minutes from the Vendee coast and several airports including La Rochelle, Nantes and Poitiers. 4-5 hours from the ferry ports of Cherbourg, Caen and Le Havre. The house was built for the current owners and has been subsequently extended with the addition of a large conservatory/sitting room. The kitchen was completely refurbished a couple of years ago, double glazing installed and the boiler changed for a wood pellet one. There are gardens front and rear with parking area which extend to about 2000m2 in all. There is a basement garage and utility room, bedroom and shower room.

Entrance hall: Open plan living room with fireplace and fitted kitchen area double doors to spacious sitting room/conservatory. Study, 3 bedrooms and shower room. Basement: Utility room. Boiler room, garage. bedroom and shower room with WC.

The sale price includes agency fees of 5% (143 000€ net price). The fees are paid by the buyer at the signing of the act of property.