

image not found or type unknown

**Email:** [as@abordimmo.com](mailto:as@abordimmo.com)

**Phone:** +33 549803159

Spacious 5-bedroom villa with large garden and stunning views, Parthenay

Country House For Sale



Price: €265,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Parthenay Poitou-Charentes, 79200

A spacious and sunny town villa (built 1965), very well presented, with large garden and stunning views over Parthenay, the river Thouet and surrounding countryside.

Raised ground (main) floor: entrance hall leading to dining room, living room with fireplace and sliding glass doors to terrace, fitted kitchen, 2 bedrooms, bathroom, WC.

Sub-floor: entrance hall, bedroom, bathroom, WC, kitchen, utility room, central heating room, cellar room, wine cellar, garage.

Top (loft) floor: 2 bedroom, bathroom, hallway with built-in wardrobes, 2 loft rooms (2 x 26 m<sup>2</sup>).

This is a solid house of sound construction with concrete walls and lintels. There are hardwood doors and windows throughout, all in excellent condition and with secondary glazing. The 1970s decor is immaculate throughout but may warrant updating depending on taste.

In the graveled courtyard there is ample space for parking. There are also two small medieval stable buildings, both with recently renovated roofs, used as workshop and storage for garden equipment.

The vast sunny garden, mostly laid to lawn, is divided by pretty stone paths and low stone walls creating different levels. There is ample room for installation of a large in-ground swimming pool.

A private stone stairway leads from the top garden down to the river and the foot bridge to the medieval quarter. The area is a walkers and cyclists paradise. Parthenay town, located across the river, is in walking distance and offers all amenities incl. supermarkets, cafes and restaurants.

Nearest AIRPORTS are in Poitiers (45 min), Nantes (90 min) and La Rochelle (90 min). Main attractions include Futuroscope theme park near Poitiers, Puy du Fou theme park, and the Sea Aquarium in La Rochelle, The Poupet annual music festival, zoo's and nature parks.

