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This is a very well presented four bedroomed property,

Country House For Sale

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**Price:** €199,950

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Paizay-Le-Tort Poitou-Charentes, 79500

This is a very well presented four bedroomed property, which has been renovated. Ground floor entry into a small entrance hall, then into a lounge-diner with a log burning stove. The fitted kitchen is modern, with a gas hob and electric oven. The downstairs bathroom has a WC, basin, bath and shower facilities. The stairs from the lounge-diner lead you to spacious landing that could be used as an office. There are four bedrooms, three of which are good sized double. All of the first floor has wooden flooring, possibly oak. The property is double glazed throughout and has oil fired central heating. The boiler and hot water tank are situated in the cave, which is accessed at the side of the property. An open veranda of 30sqm provides more space and shade at the front of the house.

The two bedroomed gite is attached to the main house and has two double bedrooms, one of which is 35sqm, double aspect and vaulted ceiling showing beams. The shower room is on the ground floor. One room forms the kitchen, dining and lounge area.

Next to the gite is a spacious outbuilding, which has a new roof and has the potential to be renovated to make more habitable space.

There is communal access in the road leading down to a gravelled driveway, plenty of parking and storage for logs.

The land of 3706sqm is well maintained and there is an established vegetable patch and fruit trees. There is also an above ground pool of 7 metres x 4.5 metres x 1.2 metres.

The village has a church and primary school. There are no shops in the village, however a butcher and baker pass in the week. The main amenities, supermarkets, post office, pharmacy and doctor are located in the nearby town of Melle, approximately 10 minutes drive or Chef Boutonne 15 minutes drive or the main

town of Niort 30 minutes drive. The nearest airport is Poitiers 45-50 minutes, La Rochelle 1¼-1½ hrs and Limoges 1¾ hrs.

This area is very popular for holiday makers. Viewing recommended

The sale price includes agency fees of 5.2% (190 000 net price). The fees are paid by the buyer at the signing of the act of property.

