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Character house with income

Country House For Sale



**Price:** €165,000

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** L'absie Poitou-Charentes,79240

A renovated character house with a recently converted attached barn, which is currently let and provides a regular monthly income. Located in the north of the Deux Sevres a few kms from the town of l'Absie, where there are shops and services. 10 minutes from Coulonges sur l'Autize. 90 minutes from the Vendee coast, La Rochelle and Poitiers airports.

A renovated 3 bedroom house with 2 bathrooms plus a recently created 2 bedroom house from an attached barn. This is currently let on a full time basis with a monthly rental of 425€ or could make an excellent gite. Situated in a rural hamlet there is a large rear garden and hangar for parking. The property has a drainage system which conforms. There is also a useful detached workshop. Grounds of 1236m<sup>2</sup>.

**Main house:** Entrance lobby with cloakroom. Kitchen dining room with range of fitted units, fireplace with log burner. Living room with fireplace and log burner. First floor: which is access by stairs from the entrance lobby or the lounge. Two double bedrooms and a single bedroom/study. Shower room and bathroom. **2nd House.** Open plan living/dining room with kitchen area, 1st floor: 2 double bedrooms, shower room and WC. **2nd House.** Open plan living/dining room with kitchen area, 1st floor: 2 double bedrooms, shower room and WC.

**Outside:** Front gardens with stone built workshop or games room. Access to cellar below the lounge. To the rear is a covered patio area leading onto lawned rear gardens and vegetable area. Attractive views to surrounding countryside. Habitable surface of 232m<sup>2</sup>

The sale price includes agency fees of 5% (157 143€ net price). The fees are paid by the buyer at the signing of the act of property.