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Unique period house with commercial potential

Country House For Sale



**Price:** €252,000

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Airvault Poitou-Charentes,79600

A unique opportunity to purchase a unique property in the heart of the attractive and historic town of Airvault overlooking the church and medieval covered market. A large renovated character house with 5 bedrooms in a small quiet street on one side and an office with excellent rental prospects on the lower road with a large garage and workshop/store room. Airvault is situated in the north of the Deux Sevres between the towns of Thouars, Parthenay and Bressuire, where there are all shops and services. 2 hours from the Vendee coast. 45 minutes drive from Poitiers airport.

The main house consists of an entrance hall on the ground floor, Kitchen, dining room and sitting room, with fireplace all with access to a large courtyard with covered area. Ground floor bedroom and shower room. WC. First floor with spacious sitting area with fitted bookshelves, 4 bedrooms, shower room, WC, study.

Stairs from the entrance hall gives access to the lower floor. With boiler room, 2 large store rooms, large garage with plenty of height for a van or camping car. A suite of 3 offices with window frontage onto the main road in the town, store room and WC. Used as an estate agents office for the last 20 years. Oil fired heating with heat pump as well. Mains drainage. All in excellent condition.

The sale price included agency fees of 5% (240 000 € net price). The fees are paid by the buyer when signing the deed of ownership