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A large character house

Country House For Sale



**Price:** €244,500

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Pardoux Poitou-  
Charentes, 79310

A large house character house situated in the attractive village of Saint Pardoux about 8 minutes south of the town of Parthenay, where there are all shops and services, in the north of the Deux Sevres. About 90 minutes from the Vendee coast and several airports including Nantes, La Rochelle and Poitiers. In an area of pretty countryside, hedgerows and small tucked away villages. 4-5 hours drive from the ferry ports of Cherbourg, Caen and Le Havre.

The property was built in 1905 and has been well maintained and improved over the years whilst retaining it's character feel and with many unique features. Spacious rooms and complimented to the rear and side by private and attractive gardens. There is a large garage to the side plus further parking. Oil fired central heating is installed and mains drainage is connected. Grounds of around 1700m<sup>2</sup>.

Entrance hall with library area, WC. Large living room, dining room, study, fitted kitchen, garden room and sun room, hobbies room, Ground floor bathroom, Utility room with studio, cellar and guest room, WC. Stairs from entrance hall to 1st floor landing, Master bedroom with fire place, Guest room with fire place, spacious shower room and WC. 2nd floor: sitting room easily converted to create an extra bedroom, double bedroom. Large integral garage with attic over.

. The sale price included agency fees of 5% (232 857 € net price). The fees are paid by the buyer when signing the deed of ownership