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A spacious character property on the edge of an historic ...

Country House For Sale



**Price:** €125,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Clementin Poitou-Charentes, 79150

A spacious character property on the edge of an historic village, walking distance of the local baker and bar/restaurant. The house has been substantially renovated and all 4 bedrooms have en suite shower rooms. Located in the north Deux Sevres and about 15 minutes drive from the bustling town of Bressuire, where there are all shops and services including a new golf course (under construction). 90 minutes from the Vendee coast and several airports including Nantes, La Rochelle and Poitiers. Set in grounds of approx 1800m2 with attached garage and several outbuildings.

Entrance hall, Kitchen/living room with wood burner, Master bedroom with en suite shower room, bedroom with en suite shower room. First floor landing/sitting room, 2 further bedrooms each with en suite shower room. (The rooms on the first floor are habitable but require some finishing). Outside: Attached former stable used as a garage, garden room, games room. 2 Wells, The property has been rewired and re-plumbed, all new windows and shutters. Available fully furnished.

The sale price includes agency fees of 5% (119 000€ net price). The fees are paid by the buyer at the signing of the act of property.