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**MOVE IN NOW!**

**Country House For Sale**



**Price:** €59,800

**Bedrooms:** 2

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Pompaire Poitou-  
Charentes, 79200

This property must be seen to appreciate its potential - it is ideal for first time buyers or an investment. In a quiet commune on the outskirts of medieval Parthenay, the house is 94m<sup>2</sup> on grounds of 544m<sup>2</sup>, ready to move in save a little TLC to refresh it. Downstairs is a compact tiled floor kitchen and living room accessed from the front door and hallway to a shower room, WC and garage on the side of the private entrance. Upstairs are two large bedrooms on parquet floors. There are shutters, an electric water heater and oil central heating. An old forge of approx. 50m<sup>2</sup> with a mezzanine and workshop adjoins the house and could be converted. There is a compact walled in garden to the rear.

(Sister property next door VAH1029, could be purchased together for bigger potential.)

All commerce and services are a few minutes away in Parthenay and the department's capital of Niort is 30 mins. Poitiers, with airport and trains to Paris is just 1 hour and the airport and beaches of La Rochelle are 1 hr 30 mins.

The sales price includes agency fee of 4,800 € (55,000 €; net price). The costs are paid by the buyer when signing the deed of ownership.