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Detached house to renovate

Country House For Sale



**Price:** €40,800

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

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

A detached house with outbuildings in a small village in the North Deux Sevres within a few minutes from Airvault, where there are shops and services and between 15/20 minutes from Thouars, Parthenay and Bressuire, where there are all shops and services including cinemas and golf course. 90 minutes from the Vendee coast and several airports including Nantes, Poitiers and La Rochelle.

The house was originally built by a local Notaire attached are old stables with a large room over with fireplace. Further outbuilding. Off street parking and gardens of around 1200m2. The attic will make an excellent bedroom and bathroom. The roof is in good condition. There is a bathroom on the first floor and shower room on the ground floor. Will make an excellent holiday home.

Entrance hall, living room, kitchen, utility room, shower room with WC. Old stable to convert with large room over to renovate. First Floor landing, 2 double bedrooms, Bathroom with WC. Room to renovate. 2nd floor Attic, suitable to convert. Outside garden and courtyard. A new septic tank will be required to comply with regulations. There is also a separate area of garden a few meters from the house. Viewing essential. The sale price includes agency fees of 4 800€ (36 000€ net price). The fees are paid by the buyer at the signing of the act of property.