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A large character house with rivers on 2 sides on ...

Country House For Sale



**Price:** €299,950

**Bedrooms:** 7

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Argenton Chateau Poitou-Charentes, 79150

A large character house with rivers on 2 sides on the edge of an historic medieval town, where there are shops and services. Situated in the north of the Deux Sevres 90 minutes from the Vendee coast and with excellent links to several airports including Nantes, Poitiers and La Rochelle. 4-5 hours drive from the ferry ports at Cherbourg, Caen and Le Havre. 45 minutes from Futuroscope and Puy du Fou theme parks. The towns of Thouars and Bressuire where there are shops and recreational facilities. A spacious detached character house which incorporates a self-contained guest apartment. Set in grounds of about 4000m<sup>2</sup> A well maintained property in an exceptional location. Inspection recommended.

Entrance hall with original tiled floor, sitting room, dining room and study, breakfast room with sitting area, utility room, side hall, boiler room. First floor landing: landing, 4 bedrooms and bathroom. 2nd floor: landing, shower room, 2 bedrooms and attic. From the side entrance hall there are stairs to the apartment: Living room with fitted kitchen and one end door to large bedroom suite with en suite shower room. Garage, Oil fired central heating, mains drainage.

The sale price includes agency fees of 3.4% (290 000€ net price). The fees are paid by the buyer at the signing of the act of property.