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A beautifully renovated, bright and tastefully decorated ...

Country House For Sale



**Price:** €249,900

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Cherves Poitou-Charentes,86170

A beautifully renovated, light and spacious mansion on the edge of the small village, offering spacious accommodation on two floors, located just 20 minutes by car from Poitiers - Baird Airport, 30 mins from city centre mainline train station (TGV 1h45 to Paris), and shops and restaurants.

Ground floor: entrance hall, lounge (55m<sup>2</sup>) with wood burning stove and glass doors to garden, dining room with fireplace and kitchen open plan. Bathroom. Cellar with wine cellar. 1st floor: four bedrooms and bathrooms. 2nd floor: attic of about 80m<sup>2</sup>. There is a large flower garden at the back with paved terrace and stone barns, a covered barbecue area for the warm summer days and an additional back garden with fruit trees. At the front of the house, a gravel yard with parking and ornamental shrubs. The property has been renovated to a high standard and very tasteful. The local attractions include the Futuroscope theme park, 20 mins, large fishing lake with camping and boating, 15 minutes, theater and cinema, cafes and restaurants in Poitiers, 20 min. The price of sale includes agency fee of 3.2% (net price of 241,900 euros). The fees are paid by the seller upon signing the deed of ownership.