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Nice house in the country

Country House For Sale



**Price:** €99,500

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Faye-L'abbesse Poitou-Charentes, 79350

An attractive rural house in a small rural hamlet located in the North Deux Sevres 3km from Faye l'Abbesse with local shops and 15 minutes from Bressuire, where there are all shops and services including a new golf course. 90 minutes from the Vendee coast and several airports including Poitiers, Nantes and La Rochelle. 4-5 hours from the ferry ports. The house is 200m from the river Thouaret. The house offers 3 bedrooms and a cellar under with the potential to create a garage. Enclosed gardens of 496m<sup>2</sup>.

Ground floor: 2 living rooms, one with a fireplace and equipped kitchen. 1st Floor: 3 bedrooms, bathroom with WC. Landing on 12m<sup>2</sup> with velux. Habitable surface 102m<sup>2</sup>. There is electric heating on the 1st floor and Fireplace and electric heaters on the ground floor. There is a basement with 2 areas, one of which could make a garage. The roof was changed a few years ago, recently rewired. There is a sptic tank that conforms with regulations. No major works to do. In a lovely spot with views.

The sale price includes agency fees of 4 800€ (94 700€ net price). The fees are paid by the buyer at the signing of the act of property.