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A stunning renovation of a large medieval townhouse

Country House For Sale



**Price:** €136,500

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Sanxay Poitou-Charentes,86600

A stunning renovation of a large medieval townhouse built in the early 1500s, with tiered terraced garden on the edge of the river, overlooking roman bridge and situated in a small residential street in the very heart of Sanxay village.

The property offers generously proportioned rooms with ceiling heights of up to 6 meters, over three floors, and a wealth of character features.

**Ground floor:** Entry hall (32 m2), living room (47 m2) with large french door opening onto stone terrace and spacious and fully fitted corner kitchen, ground floor bathroom with shower, sink and wc. Boiler-storage room.

**1st floor:** open landing-study area leading to two bedrooms with exposed stone walls and antique wood panelling, central bathroom with shower-bath, sink and wc, and the exceptional 47 m2 second living room / gallery with gorgeous views to the river and bridge.

**2nd floor:** large open-plan third bedroom (loft conversion) with study area and small bathroom with sink and wc.

The house is heated by town gas providing underfloor heating downstairs and channeled wall heating on upper floors.

The property is situated within walking distance of the famous roman ruins of Sanxay which every summer enjoys open-air opera, and only 10 mins from golf at chateau Les Forges. Ile de Rey and La Rochelle harbour, with nearby airport and coastal beaches can be reached within the hour. Poitiers, with airport and TGV, is only 40 mins by car.

This property is a must see. Extraordinary.

