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Built in 1852 in the village of Tillou, this property ...

Country House For Sale



**Price:** €163,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Tillou Poitou-Charentes, 79110

Built in 1852 in the village of Tillou, this property set on a corner plot is attractive and well presented and would make an ideal family home or holiday home. You enter the house into a spacious hallway, which leads to a second lounge/office one side, a small reading area/office space through to a large lounge with a log burning stove and french doors to the south west facing terrace and front garden. The ground floor consists of the main lounge, second lounge, reading/office area, fitted kitchen, with an electric oven and gas hob and a good sized pantry, storage area, a dining room, separate WC, shower room with basin and a double shower and boiler room. The boiler room can be accessed from the shower room or through the double garage. Flooring on this level is wood and tiles. The property has gas central heating. Not all windows are double glazed; there are some with secondary glazing.

The wooden staircase leads you to a double aspect galleried landing with wooden flooring. There are three good sized double bedrooms, one with a built in wardrobe and carpet. Through bedroom three there are two additional rooms, ideal for storage but also have the potential for conversion into more habitable space. Off the landing is a good sized storage/linen cupboard, separate WC and shower room with a basin and single shower. The shower room does require some updating and it would be possible to combine the WC and shower room.

There is space over the garage of nearly thirty square metres which again could be converted into habitable space. The garage below is large enough to house two vehicles and has electricity and water.

In the front gated garden there is a small outbuilding, with electricity and a terrace of over 30sqm.

The rear garden, quite shaded in the afternoon, can be accessed from the back of the house, through the pantry, dining or boiler room and from the road. Access to the cellar of 19sqm is in the rear garden, with an earth floor. The 3000 litre fosse septic tank (new in 2015) is also situated in the rear garden.

Opposite the house, across the road, is land of approximately one acre (4,614 sqm), which has a small orchard producing walnuts and fruit.

The village has a church and the nearest primary school is less than 10 minutes away in the village of Paizay Le Tort. There are no shops in the village and the main amenities supermarkets, post office, pharmacy, doctors are located in the nearby town of Chef Boutonne, approximately 10 minutes drive or Melle 15-20 minutes drive or the main town of Niort 40 minutes drive. The nearest airport is Poitiers 45-55 minutes, La Rochelle 1¼-1½ hrs and Limoges 1¾ hrs.

This property is homely, warm and welcoming. Viewing recommended!

The sale price includes agency fees of 4.5% (154 850€ net price). The fees are paid by the buyer at the signing of the act of property.

