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**COTTAGE, SWIMMING POOL & 1/4 ACRE. 8 MINUTES TO A MARKET TOWN.**

**Country House For Sale**

**COTTAGE, SWIMMING POOL & 1/4 ACRE. 8 MINUTES TO A MARKET TOWN.**

**Price:** €122,800

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Neuvy-Bouin Poitou-Charentes, 79130

A pretty cottage full of character with a swimming pool and enclosed gardens.

Ground floor: ENTRANCE, SITTING ROOM 38.40m<sup>2</sup>, KITCHEN 14.70m<sup>2</sup>. UTILITY ROOM 2.30m<sup>2</sup>. BATHROOM with WC 6.80sqm.

1st floor: HALLWAY 12m<sup>2</sup>, MASTER BEDROOM with SITTING ROOM 24.50sqm with doors to a BALCONY 15m<sup>2</sup>, 2 further BEDROOMS 8m<sup>2</sup> and 15.80sqm. EN SUITE SHOWER ROOM with WC.

GARDENS 1143m<sup>2</sup> (over 1/4 acre) with a SWIMMING POOL 8x4m.

Various fruit trees, fenced private gardens (ideal for dogs) and not over-looked.

2 stone built OUTBUILDINGS.

MAINS DRAINAGE, WATER, ELECTRIC + GOOD INTERNET CONNECTION.

Quiet setting yet only 8 minutes to the market town of SECONDIGNY. POITIERS is within 1hour20 minutes (with regular flight connections). The coastal town of LA ROCHELLE with it's airport is 1h30 minutes.

REDUCED BY 23 000 euros January 2018.

Price 122 800 euros including agents fee, net vendor price 117000 euros.

Sizes approximative.