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**Email:** as@abordimmo.com

**Phone:** +33 549803159

Beautiful renovated house in small hamlet.

Country House For Sale



**Price:** €136,500

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Le Busseau Poitou-  
Charentes, 79240

A spacious character house in excellent condition throughout with large ground floor accommodation situated in a quiet rural hamlet between the Deux Sevres towns of l'Absie and Coulonges sur l'Autize, where there are shops and services. 30 minutes north of the large town of Niort, and the Puy du Fou theme park. 60 minutes from the Vendee coast.

The house has a sitting room with fireplace, kitchen dining room, utility room, WC and cellar, large games/reception room and double glazed conservatory. First floor: Landing, master bedroom with shower room with WC. 2 further double bedrooms, bathroom with WC. Attached garage/workshop/ store room. Outbuildings. Gardens around the house with terrace. Further area of garden nearby. 1700m2 in total. Septic tank which conforms. Double glazed windows. Excellent value.

The sale price includes agency fees of 5% (130 000€ net price). The fees are paid by the buyer at the signing of the act of property.