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Facinating property with a Tower, grounds over 1  
acre. Coulonges sur l'autize 7km

Country House For Sale



Price: €168,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Laurs Poitou-  
Charentes, 79160

Entrance to the ground is through electric gates, opening to a stunning front garden with various shrubs and trees lovingly planted over 60 years by the current owner. Entrance to TOWER with a turned staircase. LANDING with 4 large storage cupboards in the Tower's eaves. OFFICE 5.60m<sup>2</sup> with roof window. BEDROOM 13m<sup>2</sup> with original fireplace & large window. BEDROOM 10m<sup>2</sup> with original fireplace & wide window. Original wooden flooring throughout the 1st floor of tower. Main house: KITCHEN 13m<sup>2</sup> opening to the CONSERVATORY 9.90m<sup>2</sup>. SHOWER ROOM & WC 3sqm. DINING ROOM 25.40m<sup>2</sup> with high beamed ceiling, original fireplace, window to the front and door to the rear gardens. SITTING ROOM 23.50m<sup>2</sup> with high beams ceiling, fireplace, windows to the front & rear gardens. BEDROOM 17.65sqm with built in sotrage & door to the rear gardens. BATHROOM 6m<sup>2</sup> with bath & basin. BOILER ROOM 8sqm with oil boiler for central heating, approx. 8 yrs old & door to exterior. GARAGE 24.45m<sup>2</sup> with light and water connected. OUTBUILDING ATTACHED 26m<sup>2</sup> with light. GROUNDS of 4109m<sup>2</sup> / over 1 acre. This property is in good structural order. It has been occupied by the same owner for 60 years, so could benefit from modernization of the kitchen and bathrooms. The electricity, although in perfect working order, may require updating. The septic tank would probably need updating. Located in a village with primary school, mechanics garage & town hall. Within easy reach of all key amenities in the town of Coulonges sur l'autize which is less than 7Km away. A little further afield, bustling Niort has all trade, restaurants & markets and access to the TGV train network, only 30 minutes drive. Airport & coastal town of La Rochelle is within an hour, the largest town of Poitiers & it's airport are about 1hr15. Brief summary: \* Detached. \* Slate roof. \* New roof on kitchen. \* Electric entrance gates. \* Central heating. \* Double glazing. \* Metal shutters. \* 3 bedrooms. \* 2 bathrooms. \* Garage & outbuildings. \* Well with pump for the garden. Price 168,000 € including agents fee of 5%. 160 000 € net vendor. Fees paid by the purchaser upon completion.