

Located in the centre of one of the prettiest villages ...

Country House For Sale

**Price:** €59,950**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Saint-Loup-Lamaire Poitou-Charentes, 79600

Located in the centre of one of the prettiest villages in the region Saint Loup sur Thouet, within a short walk of local shops and restaurants and a fine looking Chateau, now a private hotel. 10 minutes drive from Airvault with shops and supermarket. Situated in the north of the Deux Sevres between the towns of Parthenay, Thouars and Bressuire. Less than 2 hours from the Vendee coast and within 90 minutes from airports at Poitiers, La Rochelle and Nantes. 4-5 hours from the ferry ports at Cherbourg, Caen and Le Havre. The house has been renovated on the ground floor. The first floor offers 3 bedrooms and a bathroom in need of renovation plus an attic to convert if required. There is also a small outside courtyard.

Entrance hall, sitting room, kitchen, bedroom, shower room and WC. Cellar, First floor: Landing, 3 bedrooms, bathroom and separate WC. 2nd floor attic space suitable to convert. Mains drainage.

The sale price includes agency fees of 7.1% (55 950€ net price). The fees are paid by the buyer at the signing of the act of property.