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Charming renovated farm with 4 hectares of good pasture, ...

Country House For Sale



**Price:** €210,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Pompaire Poitou-Charentes, 79200

Charming renovated farmhouse with 4 hectares of good pastures, situated in a beautiful setting overlooking the lake. The house is half a farmhouse. (The second house is under renovation, for later sale, with 5 hectares, garden and barn.) There is a nice sunny garden (700 m<sup>2</sup>) on lawn, with fruit trees and two patios. In the courtyard, a stone barn with garage and stable, and a large wooden barn currently used for cows.

The house offers character accommodation on two floors with 3-4 bedrooms, 2 bathrooms, large living-room dining room with fireplace and glass doors to patios, fitted kitchen. Central heating is provided by a new wooden pellet burner. All windows are double glazed wooden. The property is located just 5 minutes from Parthenay with medieval quarter, shops and restaurants. The nearest airports are Poitiers, 45 min, La Rochelle and Nantes Atlantique 1h30. Rarely available. The sale price includes agency fee of 5% (net price of 200,000). The costs are paid by the buyer when the deed of ownership is signed.