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A spacious renovated farmhouse

Country House For Sale



**Price:** €197,400

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Courlay Poitou-Charentes,79440

A spacious renovated farmhouse with a superb stone barn and stables with new roof. Located just over a kilometre from the village of Courlay, where there are shops and services. Situated in the Bocage 10 minutes from Bressuire with all shops and services and a new golf course. 90 minutes from the Vendee coast and a number of airports including Nantes, La Rochelle and Poitiers. 4-5 hours drive from the ferry ports of Caen, Cherbourg and Le Havre. A large house in excellent condition with 3 spacious reception rooms, fitted kitchen/breakfast room. There is a guest suite with potential to make it into a gite. In the grounds which extend to about 4000m2 there is a large stone barn and stables 170m2.

Entrance hall, shower room, Lounge with fireplace, exposed beams, Games room and cellar, dining room with raised fireplace and exposed beams. Fitted kitchen with built in appliances and breakfast area. Utility and boiler room with oil fired boiler. Stairs from hall to first floor landing. Master bedroom suite with bedroom, dressing room, bathroom and WC. 3 Further bedrooms. Outside: Study; Guest suite of bathroom, bedroom and sitting room with utility/pos kitchen. Hangar with parking for 2-3 vehicles. Stone barn with mezzanine storage area, stables. Habitable surface of 240m2, Oil central heating and double glazing.

The sale price includes agency fees of 5% (188 000€ net price). The fees are paid by the buyer at the signing of the act of property.