



**Email:** as@abordimmo.com

**Phone:** +33 549803159

A beautiful Maison de Maitre situated on the edge ...

Country House For Sale

A beautiful Maison de Maitre situated on the edge ...

**Price:** €295,000

**Bedrooms:** 6

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** La Chapelle-Saint-Etienne  
Poitou-Charentes,79240

A beautiful Maison de Maitre situated on the edge of an attractive village just 5 minutes from the town of Moncoutant, where there are all shops and services including Pescalis angling centre. The town of Bressuire is about 20 minutes north with shops and recreational facilities including a new golf course. A spacious character house with 4 double bedrooms set in attractive grounds of 3000m2. There are outbuildings and a separate Gite with 2 bedrooms.

40 minutes from Puy du Fou theme park and 90 minutes from the Vendee coast. There is good access to the airports of Nantes, Poitiers and La Rochelle. 4-5 hours from the ferry ports at Cherbourg, Caen and Le Havre.

The main house offers interconnecting Lounge and Dining room. Study and spacious Kitchen/breakfast room. Shower room. First floor: Landing, 4 bedrooms and bathroom. Large attic suitable to convert. Basement with utility and boiler room. Outside Gite; Living room, 2 bedrooms and bathroom. There is an outbuilding adjacent that could easily make another sitting room or bedroom.

The sale price includes agency fees of 5% (280 000€ net price). The fees are paid by the buyer at the signing of the act of property.