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Beautiful wooden chalet with incredible views!

Villa For Sale



**Price:** €262,500

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Puihardy Poitou-  
Charentes, 79160

Entirely built of Finnish pine with windows and doors onto the lovely terrace spanning the breadth of the house offering a panoramic view facing south, the chalet is bathed in light and very comfortable. The garden of lawn, shrubs and mature trees, also has a small pond and a well with pump for watering. It's a tranquil scene ... !!!

A spacious gravel driveway leads to the house, a 30m<sup>2</sup> garage / workshop with roof and floor insulation, and the 60m<sup>2</sup> barn / garage in very good condition. The house of 137m<sup>2</sup> includes 3 bedrooms (one currently an office) and a large shower room. Off the entrance of the house is a guest room on the right and straight ahead, the large living / dining room, with a tall window and doors to the terrace, has a majestic wood burner with an oven (Tuli Kivi brand) that heats most of the house. There is a bar from the living room into the kitchen with a Falcon double oven and grill, and a gas hob. To the left of the front door, a hallway leads to the utility room with WC, a large shower room and a bedroom / study with built-in bookshelves. Next is the master bedroom overlooking the terrace and above, the mezzanine with fitted wardrobes and the potential for a 4th bedroom.

A 20-year photovoltaic contract with EDF, since 2010, with solar panels, is included in the purchase price and yields between € 1,700 and € 1,800 per year. Water is electric and solar heated. The property is on mains water and the septic tank conforms.

Puy-Hardy, the smallest town in the department of Deux-Sevres dominates the green valley of Saumort with a stream for fishing and beautiful walks. The town of Coulonges-sur-l'Autize is only 7 km with all amenities, including a supermarket and a weekly market. Niort and Parthenay are 29 km and Fontenay-le-Comte in Vendee, 25 km, all offering shops and services. The airport and the beaches of La Rochelle are just an hour and a half by car and the ports of Caen, Dieppe and Le Havre are 4-5 hours away.

The sales price includes agency fees of 5% (net price € 250,000). The fees are payable by the buyer upon signature of the deed of ownership.

