



**Email:** as@abordimmo.com

**Phone:** +33 549803159

## Rustic Stone Cottage

Country House For Sale

### Rustic Stone Cottage

Price: €89,800

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Le Retail Poitou-  
Charentes, 79130

A lovely old stone cottage with beams, renovated with imagination only a couple of years ago and nicely decorated, it is a perfect holiday or permanent home. The house of 142m<sup>2</sup> has a back garden of 1,000m<sup>2</sup>, with a patio, decks and lawn lending views across fields to the west and spectacular sunsets towards La Rochelle.

Open the gate onto the front terrace and enter the bright and equipped eat-in kitchen with a wood burner. From the kitchen, step up into a hallway with a storage cupboard, back door to the patio and to the right a full walk-in shower room. A door at the front of the kitchen leads to a spacious and cosy living room with a second wood burner. The downstairs has all tiled floors and venetian blinds.

From the back of the living room enter a hall with stairs. Upstairs is light and airy with all oak floors and six Velux windows. There are three bedrooms, the largest with an en suite toilet and wash basin, a landing office space and a bathroom.

There's plenty of storage in outbuildings on both sides of the house, and the possibility to renovate a further space of approx. 18m<sup>2</sup> which features an old bread oven.

The cottage, in a hamlet of three houses, in the small but vibrant community of Le Retail, is five minutes-drive from Secondigny - a small town with essential shops and services, including a supermarket, and a lake with surrounding recreational activities. Le Retail is mid-way between the larger towns of Niort and Bressuire (40 minutes), where there are all shops and services. The medieval town of Parthenay is only 25 minutes away and the golf course at Mazieres-en-Gatine is a 15-minute drive. The Vendee coast is 90 minutes and several airports are within easy reach: La Rochelle and Poitiers (75 minutes), Nantes (90 minutes). The English Channel ports of Dieppe and Le Havre are a 4.5-hour drive from Le Retail.

The sales price includes agency fees of 5.6% (85 000€ net price). The fees are paid by the buyer at the signing of the act of property.

