

image not found or type unknown

**Email:** as@abordimmo.com

**Phone:** +33 549803159

Superb opportunity, a unique house

Country House For Sale



**Price:** €199,500

**Bedrooms:** 7

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Nueil-Les-Aubiers Poitou-Charentes, 79250

A spacious individual property which offers excellent potential to have home and income, situated on the edge of Nueil les Aubiers in the north of the Deux Sevres with shops and services within walking. 90 minutes drive from the Vendee coast and several airports, including, Nantes, Poitiers and La Rochelle. 4-5 hours from the ferry ports at Caen, Cherbourg and Le Havre. 30 minutes from the Puy du Fou park and 60 from Futuroscope.

The property offers spacious accommodation, built in the 1980's but renovated in the last 10 years. There is a superb gite with 3 bedrooms each with an en-suite shower room, large living room and private gardens and swimming pool. The house has 4 bedrooms, 2 Reception rooms and 2 bathrooms. A large refitted kitchen/breakfast room. Below there is a double garage, utility and store rooms. Set in grounds of about 1700m<sup>2</sup>. Habitable surface of 275m<sup>2</sup>.

The sale price includes agency fees of 5% (190 000€ net price). The fees are paid by the buyer at the signing of the act of property.

Good letting potential and well worth a view. This is not an easy property to photograph.