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Semi-detached character cottage (Longere) in the heart  
of a rural hamlet

Country House For Sale



**Price:** €59,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Clesse Poitou-Charentes,79350

A semi-detached character cottage (Longere) in the heart of a rural hamlet, renovated and retaining many original features, it is located 5 mins from the village with baker, cafe and shop, 10 mins from medieval Parthenay with most amenities, 50-90 mins to airports and TGV (fast train) at Poitiers, Nantes and La Rochelle, as well as coastal beaches.

**Ground floor:** Large open plan living room with exposed beams, original stone fireplace and wood burner, corner kitchen. Large bedroom/dining room. Shower room with wood paneling.

**1st floor:** 2 large bedrooms with exposed beams and Velux windows.

**Exterior:** Grange and parking. 1500 m2 garden with small field and large mature walnut tree.

The property benefits from double glazing throughout and is fully insulated.

The sales price includes agency minimum fee of 4000 € (55 000 € net price). The fees are paid by the buyer at the signing of the act of property.