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Super character property in town centre

Country House For Sale

Super character property in town centre

**Price:** €410,800

**Bedrooms:** 6

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Bressuire Poitou-  
Charentes,79300

An historic character property located in the centre of BRESSUIRE, walking distance of shops, services and the medieval castle. The town is located in the north of the Deux Sevres within 90 minutes drive of the Vendee coast and airports at Nantes, La Rochelle and Poitiers.

The house was constructed during the mid 1800's with many period features, fireplaces, wood paneling and leaded light window retained. To this have been added modern heating, bathrooms and kitchen. Features of the property are the walled and private gardens hidden behind electric gates and garaging and parking spaces. The grounds extend to about 1200m<sup>2</sup>.

Ground floor: Spacious paneled entrance hall with study area, sitting room with fireplace, library/sitting room with unique fireplace under the window. Kitchen, dining room with doors to garden. 1st floor: Large bedroom with terrace overlooking the garden, bedroom, bedroom with shower room, dressing room, Large shower room with spa shower. WC. 2nd floor: Large landing, 6 rooms used as 2 offices, workshop, dressing room, store room, laundry room. Mains drainage.

The sale price includes agency fees of 4% (395 000€ net price). The fees are paid by the buyer at the signing of the act of property.