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Semi-detached farmhouse in a quiet and rural environment

Country House For Sale



**Price:** €79,800

**Bedrooms:** 2

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** La Chapelle-Thireuil Poitou-Charentes, 79160

Next to the equestrian center of Saumort, this property of 3,000 m<sup>2</sup> has charming views from the back of the house and the terrace through rolling green hills. It includes a habitable dwelling of 77 m<sup>2</sup> with the potential to renovate an equal space plus a second floor attached. There is also a large garage / workshop and two small sheds. Enter the house into the light living room which has a tiled floor and an efficient granule wood burner, with a door to a bedroom (parquet floor) and another to the tiled, fitted kitchen at the back (electric oven, extraction hood, gas hob and nice cabinets) with a door to the back terrace and garden. There is a laundry room doubling as a shower room, newly installed, also tiled, and a second bedroom with parquet flooring and a built-in closet. The house is well insulated, has double glazing, is on city water and has a septic tank that conforms. There is also a well that could be pumped.

The property is located two minutes from La Chapelle Thireuil, a quiet village of Deux-Sevres with a primary school, a bakery/grocery store, a dairy, and a small bar/cafe. All shops and services can be easily reached in 10 minutes at Coulonges sur l'Autize, Fontenay le Compte and the regional capital of Niort, 25 minutes away. There is a daily transportation network to the colleges of the region and a large selection of public and private schools. Located in rolling hills, typical landscape of the region, the village is close to the network of Marais Poitevin canals and the beaches of the Atlantic coast of Vendee and the Charente Maritime, a 1.25 hour drive. In addition, there's the Mazieres-en-Gatine golf course (30 minutes) and the medieval town of Parthenay (40 minutes). Several airports are easily accessible: La Rochelle 1.25 hours, Poitiers 1.35 hours (TGV to Paris) and Nantes 1.50. The ferry ports of Caen, Dieppe and Le Havre are 4-5 hours away.

The sales price includes agency commission of 6.4% (€ 75,000 net price). The fees are paid by the buyer at the signing of the deed of ownership.

