

image not found or type unknown

**Email:** as@abordimmo.com

**Phone:** +33 549803159

A unique property

Country House For Sale



Price: €262,500

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: La Coudre Poitou-  
Charentes, 79150

A chance to acquire a unique property with parts dating back to medieval times. The property has been renovated but with several jobs to finish, there is also the potential to convert an attic to provide extra accommodation. Attractive grounds which extend to about 1ha of land including an area of lake directly behind the house. Situated in the attractive Deux Sevres countryside between two villages with local facilities and 15 minutes north of the town of Bressuire, where there are all shops, services and recreational facilities, including a new golf course. 90 minutes from the Vendee coast and within easy reach of several airports, including Nantes, Poitiers and La Rochelle. 4/5 hours drive from the ferry ports of Cherbourg, Caen and Le Havre. Inspection of the property is essential to appreciate its many features.

Ground Floor: Entry into open plan living area with fire place, dining room and kitchen area. Large sitting room with 12th century fireplace, this room will be completed, exposed beams and attic over. Shower room Master bedroom with en suite shower room. Utility room, Room to finish and garage. Attic over suitable to convert. Stairs from living room to first floor landing 2 Bedrooms and cloak room with WC and wash hand basin. Outbuildings with small tower over entrance to large terrace over looking a private lake. Garage and workshop.

The sale price includes agency fees of 5% (250 000€ net price). The fees are paid by the buyer at the signing of the act of property.