



**Email:** as@abordimmo.com

**Phone:** +33 549803159

Lovely country house with successful gite business ...

Country House For Sale

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**Price:** €199,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Marc-La-Lande Poitou-Charentes, 79310

This is a lovely country house with a successful gite business (2005-2013) situated on the edge of a small hamlet, on a little hill and with stunning views.

The property has been fully renovated and maintains a wealth of character featuring original stone fireplaces, exposed beams and exposed stone walls. There are 3 bathrooms (2 in the gite), 2 living and dining rooms, 2 kitchens, workshop, 2 stone barns (potential to renovate), an above ground swimming pool (8.5 x 5m) with wood cladding, 2 separate patios and a large garden (1200 m2) with mature trees, flowering shrubs and vegetable plot. Parking for 6+ cars.

Situated 10 mins from Champdeniers St Denis and Mazieres-en-Gatine, both with conveniences. There's golf at the Chateau Le Petit Chene in Mazieres-en-Gatine; a 20 mins walk down quiet country lanes (or 2 mins by car) - the area is ideal for walking and cycling.

Nearest large towns are Parthenay, 20 mins, and Niort, 30 mins. Nearest airports are La Rochelle and Poitiers, 60 mins; airports also at Nantes (90 mins) and Limoges (120 mins).

**Recommended!**

The sales price includes agency fees of 5% (189.500 € net price). The fees are paid by the buyer at the signing of the act of property.