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An excellent opportunity to acquire a large character ...

Country House For Sale

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**Price:** €135,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Argenton-Les-Vallees Poitou-Charentes, 79150

An excellent opportunity to acquire a large character house with a good range of outbuildings and level pasture land in all extending to about 1,5ha. Situated in the northern part of the Deux Sevres department a few minutes from the historic old town of Argenton les Vallees, where there are shops and services and within easy reach of the towns of Thouars and Bressuire. 45 minutes from Angers. Good links to the airports of Nantes, Poitiers and La Rochelle. 90 Minutes from the Vendee coast. 4-5 hours from the car ferry ports. The house has been partly renovated with the installation of oil fired central heating. All the roofs are in good order. An excellent range of outbuildings are included, the land is in front and to the side of the house and extends to 1.5ha.

Ground floor: Living room with fireplace, bedroom/sitting room leading to a further bedroom. Inner hall with bathroom and WC, Kitchen/breakfast room, to renovate. First floor, large attic space leading to main bedroom with another bedroom beyond. Further attic suitable to convert. Outside attached hangar with boiler room, barn and old stables. Two former stable blocks one which has been turned into a games room. There is a swimming pool in need of repair. Has to be viewed to fully appreciate the potential. Possible to have a habitable surface of over 200m<sup>2</sup>

The sale price includes agency fees of 3.8% (135 000€ net price). The fees are paid by the buyer at the signing of the act of property.