



Email: as@abordimmo.com

Phone: +33 549803159

Fully renovated Maison de Maitre - orig. owner Count

Country House For Sale

Fully renovated Maison de Maitre - orig. owner Count ...

Price: €173,250

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Thenezay Poitou-
Charentes, 79390

Fully renovated Maison de Maitre - orig. owner Count Aubert de Poitiers - situated in a small hamlet only minutes from Thenezay with most conveniences. The property benefits from spacious rooms, double glazing and insulation throughout, new oil central heating, new confirming septic (cap. 38 tonnes), new electrics, el. shutters, security locks and alarm, and sits in 4800 m2 of land and garden with outbuildings and ample parking.

Ground floor: Entry hall, living room with original fireplace and wood burner, doors to terrace (40m2), kitchen, back kitchen / larder, utility room, bathroom, WC, and 2 bedrooms (one used as office).
Oak stairs to 1st floor landing serving 3 further bedrooms and large upstairs lounge with large opening Velux and mezzanine which gives access to loft storage.

Exterior: Golden gravel courtyard, large open stone barn with new roof, parking for 2+ cars, and cave. Second large outbuilding (storage), and charming small stone building (former pigsty). There is a 5000 litre water tank for storing rain water.

This a a character property owned and renovated by two french artists, and with particular focus on security and energy efficiency. There is a new Buderus (blue flame technology - high energy efficiency) oil central heater, in addition to fireplaces and wood burner. There is double glazing in UPVC with security locks throughout. The property retains many character features and enjoys a sunny position in the heart of the hamlet.

30 mins from airport and TGV at Poitiers.

The sale price includes agency fees of 5% (€165.000 net price). The fees are paid by the buyer at the signing of the act of property.