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## RENOVATED STONE COTTAGE IN AN ISOLATED LOCATION

Country House For Sale

### RENOVATED STONE COTTAGE IN AN ISOLATED LOCATION

Price: €59,800

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Vautebis Poitou-  
Charentes, 79420

If you are looking for peace and quiet along with a partial project and investment opportunity, then this renovated stone cottage in an isolated rural situation with views over fields is for you. The cottage is habitable now but there is work to be done. Enter into a good size eat-in kitchen of 23m<sup>2</sup> with grey chord carpet and a wood burner; to the right is a newly renovated shower room with a living room or potential bedroom; to the left an extension of 28m<sup>2</sup> currently used for storage that could be renovated. At the front entrance is a door to the lounge and stairs leading up to a light mezzanine landing, snug/office and one bedroom - both with wood floors - and a partially modernized bathroom with WC and wash basin, ready for a bath or shower to be installed. A second bedroom off the landing is currently a workshop. The renovated rooms upstairs have been well insulated and there are Velux windows that allow in light to show off the stone walls typical of properties in the region.

Outside there's an adjoining outbuilding/garage that could also be renovated and grounds/garden surrounding the cottage. The fosse conforms.

Vausseroux, with a restaurant, hairdressers and a wine merchant is a 5 minute drive, as is Reffannes with a small shop bar/tabac Clave is just 9 minutes with a bar/tabac and primary school; Saint-Maixent-l'École is 15 mins with main line rail station, services and commerce, medieval Parthenay 25 mins, Niort 30 mins for motorway, rail access and all shops and services, Poitiers 1 hour (flights to London) and 1 hour 20 mins to La Rochelle. The ports of Le Havre and Dieppe are 4-5 hours.

The sale price includes agency fees of 4,800 (55000€ net price). The fees are paid by the buyer at the signing of the act of property.