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**A HOUSE ONLY NEEDING TO BE REFRESHED  
AT A GREAT PRICE!**

**Country House For Sale**



**Price:** €39,800

**Bedrooms:** 2

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Viennay Poitou-Charentes, 79200

This property must be seen to appreciate its potential - it is ideal for first time buyers or an investment.

The house needs to be refreshed but does not require a lot of work to be habitable. Downstairs is tiled and has a 20m<sup>2</sup> living room, a bright kitchen of 16m<sup>2</sup>, utility room, WC and shower room. On the 1st and 2nd floors: 2 bedrooms of 14 and 15m<sup>2</sup>. It had a new roof a few years ago and has central oil heating. Opposite the house is a garage of 14m<sup>2</sup> with an attic and attached to the house an enclosed garden with a well.

The adjacent property, VAH1031, could be purchased at the same time for even bigger potential!.

Viennay has a boulangerie, gym and a primary school: it is 8 minutes' drive from the centre of Parthenay with all commerce and services and the department's capital of Niort is 35 mins. Poitiers, with airport and trains to Paris is just 1 hour and the airport and beaches of La Rochelle are 1 hr 30 mins.

The sales price includes agency fee of 4,800 € (35,000 € net price). The costs are paid by the buyer when signing the deed of ownership.