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**TO RENOVATE ENTIRELY - A CHARMING  
BLANK CANVAS!**

**Country House For Sale**

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Price: €24,800

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Viennay Poitou-Charentes, 79200

This property must be seen to appreciate its potential.

In a quiet street in Viennay on the outskirts of medieval Parthenay the house has a small walled-in front garden as well as a non-adjointing plot of 158m<sup>2</sup> and shed at the rear. A renovation project that has been started as the price conveys, it has a living room of 15m<sup>2</sup> and kitchen 10m<sup>2</sup> downstairs; the wooden staircase to the first floor leads to 2 bedrooms (15 and 11m<sup>2</sup>) with wood floors and the framework for a wall to create a shower room is already there. Above is a large attic with standing space - potentially an additional good-sized bedroom. All but one window in the house has been double-glazed and the electrics were partially new 9 years ago.

The adjacent property, VAH1030, 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 fees of 4,800 € (20,000 € net price). The costs are paid by the buyer when signing the deed of ownership.