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An attractive and spacious character home in  
Parthenay - price reduced

Country House For Sale



**Price:** €186,900

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Chatillon-Sur-Thouet Poitou-  
Charentes, 79200

**REDUCED PRICE** - Built in 1984, this attractive and spacious character home sits just above the river Thouet, and only a short walk from town centre, Parthenay, with cafes, restaurants, shops and supermarkets. A tranquil private garden (2700 m2) surround the house with lawns, mature trees and flowering shrubs. There is a sunny, south-facing, covered terrace, a petonque court, bench seating and swing, and 2-car garage.

Living accommodation is over two floors, ground floor and garden (sub) floor, both with own access. The two floors could be easily separated to create two independant living areas, for rental or gites.

On the ground floor: entrance hall, kitchen with wood burner, living-dining room with stone fireplace, large pantry-utility room, a family bathroom and WC, and 3 double bedrooms. Below, on garden level: entrance hall, double bedroom, unfinished bathroom (plumbing connected), a hobby room (or 5th bedroom), a games room, utility room and wine cellar.

The property was constructed by the current owners and has been well maintained. It is well insulated and benefits from efficient and economical wood (main) and electric heating. The house is on mains drains. Town gas is available (not connected).

Viewing recommended.

The sale price includes agency fees of 5% (€178.000 net price). The fees are paid by the buyer at the signing of the act of property.