

A rare opportunity. Renovated village house with central heating, double glazing, mains drains, roof in

Country House For Sale

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Price: €54,300

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: L'absie Poitou-Charentes, 79240

A rare opportunity to acquire a renovated village house with central heating, double glazing, mains drains, roof in good order, a large cellar, sunny garden, 2 small outbuildings and a double garage.

This charming village property was carefully restored 3 years ago. It is habitable immediately and benefits from 3 spacious bedrooms, walk-in dressing room, a large cellar, living room, a newly fitted kitchen and bathroom. An enclosed garden includes 2 small outbuildings and a double garage. All within walking distance of the small popular market town of l'Absie, in the Deux-Sevres region of the Poitou-Charentes.

Accommodation comprised of:

ENTRANCE 2.4m<sup>2</sup> with a glazed door to front, LIVING ROOM 21.3m<sup>2</sup> with a large window to the front, KITCHEN-DINING ROOM 13.2m<sup>2</sup> with modern fitted units, a windows and glazed door to the terrace and gardens, (ideal for Al fresco dining). SHOWER ROOM 3.85m<sup>2</sup> newly fitted with a shower cubicle, basin and WC.

1st Floor: Attractive wooden staircase to the LANDING, MASTER BEDROOM 21.60m<sup>2</sup> with a window to the front with views over the town square, SECOND BEDROOM 12m<sup>2</sup> with a window overlooking the rear garden.

2nd floor: LANDING, BEDROOM N°3 - 18m<sup>2</sup> with ceiling beams and a Velux roof window, DRESSING / WALK-IN STORAGE ROOM 3.90m<sup>2</sup>.

A LARGE CELLAR with full head height houses the oil fired heating boiler and oil tank.

A sunny enclosed rear GARDEN with 2 OUTBUILDINGS for storage. A private road allows access a DOUBLE GARAGE, GARDEN and safe PARKING. Plot size 393m<sup>2</sup>.

This property offers excellent value for money and is just a one minute walk to various shops, cafes, bars, restaurants and bakers. A supermarket, school, Vets and Doctors are just 5 minutes walk. There are numerous attractions nearby including Pescali International Fishing Centre within 10 minutes, which plays

host to year round local produce markets, fetes and fairs. The towns of Bressuire and Parthenay are a 30 minutes drive. The larger town of Niort is 45 minutes. The stunning coastal towns of Les Sables-d'Olonne and the island / L'Île-d'Olonne are 1 hrs 30 minutes. Poitiers and La Rochelle (both with year round low cost flights) are within 1 hour 30 minutes and the ferry port at Saint-Malo is just 3hrs 20 minutes.

A fabulous investment for holiday or permanent use, at a competitive price of just 54 300 euros including agency fees.

(Agency fee of 4800€ to be paid for by the purchaser). Net vendor price 49 500 euros.

Sizes approximative.

