

Excellent holiday or permanent home situated in a ...

Country House For Sale

**Price:** €75,000**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Boisme Poitou-Charentes, 79300

Excellent holiday or permanent home situated in a rural hamlet near the village of Boisme, where there is a local baker and bar/restaurant. 10kms from the town of Bressuire where there are all shops and recreational facilities including a new Golf course. 90 minutes from the Vendee coast, 45 minutes from the Puy du Fou park and Futuroscope. Easy reach of Nantes, La Rochelle and Poitiers airports. 4-5 hours from the ferry ports at Caen, Le Havre and Cherbourg. The house has been renovated and is offered in excellent condition. Double glazing has been installed and there is a recent fosse which complies with the recent regulations. There is a garden of around 800m2 with a garage and outbuilding.

Ground Floor: Kitchen/breakfast room with fireplace, bathroom and WC. Bedroom or study. Large sitting room with stairs to First Floor Landing. 2 bedrooms. Electric heating.

The sale price includes agency fees of 5.6% (71 000€ net price). The fees are paid by the buyer at the signing of the act of property.