Fantastic renovation project!   Country House For Sale

Price: €64,800
Bedrooms: 5
Bathrooms: -
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: Thenezay Poitou-Charentes,79390

This large townhouse property enjoys a privileged position opposite the town hall, in the town square and on the promenade in Thenezay. It offers spacious living over three floors with 5 bedrooms, large garden (1500m2) and old stables and outbuildings (290m2).

Ground floor: entrance hall leading to large kitchen (20m2) with oak cupboards, access to wine cellar, living-dining room (25m2) with open fireplace, rear hallway with built-in cupboards and WC, bathroom.

1st floor: landing, two large bedrooms (17m2 and 25m2), and two smaller bedrooms (8m2 and 14m2).

2nd floor - attic: bedroom 5 (16m2)

Land of 1500m2 with stone barn and attached large hangar with mechanical pit. Old stables with boiler room, shower, wc, loft.

Part connected to mains drains, also with septic tank. (To be fully connected to public drains, 2700 euros, quote 2017).

Located above ancient underground tunnels and water reservoir that feeds the large walnut and other fruit trees in the enclosed garden.

Let your imagination run wild; this could become a chic B & B, a music recording studio or theatre or creative space, workshops or commercial premises with ample storage.

The property is habitable, with oil central heating (regularly maintained, certificate).

Original oak windows with single glazing (hand blown glass) in good order (to renovate). Wooden shutters (to renovate).

In the square, within walking distance: bakery, pharmacy, bank, mini-supermarket Carrefour, doctor, dentist, restaurant, bar-cafe, church.

Weekly Sunday markets.

Airport and TGV in Poitiers, 20 minutes by car from the property. Airports La Rochelle and Nantes Atlantique, 1.5-2 hours by car. Paris and Bordeaux an hour and a half by TGV from Poitiers.

Attractions: Theme pakr Futuroscope, 20 minutes, Puy du Fou 60 minutes. Coastal beaches 1.5-2 hours.

Price includes agency fee.