

Magnificently located, old stone farmhouse renovated

Country House For Sale



Price: €399,950

Bedrooms: 10

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Souvigne Poitou-
Charentes, 79800

Magnificently located, renovated stone farmhouse with three fully equipped gites, heated outdoor pool, large natural pond, mature gardens, outbuildings, garage and workshop. Ground floor: entrance to large kitchen with Godin multi-fuel stove, kitchen aft, pantry, dining room with fireplace, large lounge with bar and fireplace, study, laundry room, shower room and garage. First floor: 4 good sized bedrooms, 2 bathrooms, master bedroom with fireplace and private balcony. Gite 1 with 2 bedrooms, bathroom, living room and kitchen. Gite 2 with 3 bedrooms, bathroom, living room and kitchen. Gite 3 with 2 bedrooms, bathroom, living room, kitchen and mezzanine (3rd bedroom). Dependencies: modern barn with workshop, garage and games room. Old stone barn (to renovate). Former laundry at the entrance.

The 1.5-hectare gardens offer holiday makers private gardens, patios and access to the pool. The beautiful natural pond is surrounded by walks, ideal for bird watching. There is also a superior garden and a vegetable plot. The property is located 10 minutes from St Maixent-L'Ecole with shops, cafes and restaurants. Airports of La Rochelle and Poitiers, 60 minutes. Cognac, 90 minutes. Golf 30-45 minutes. Coast and beaches 60 minutes. Walks, cycling and horseback riding are popular outdoor activities in this lush, undulating rural landscape. The property has been run as a holiday destination for over 30 years with many visitors. It is for sale fully furnished as a current business. New on the market. Rarely available. Advised.

The sale price includes agency fees of 5% (net price of 380 000€). The costs are paid by the buyer when the deed of ownership is signed.