A super stone built character house with many charming ...   Country House For Sale

Price: €299,500
Bedrooms: 4
Bathrooms: -
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: Craon Poitou-Charentes,86110

A super stone built character house with many charming features set in walled grounds of around 1ha. Located in a rural hamlet between Poitiers and Airvault where there are all shops and services. A few minutes drive from Thenezay with local shops and services. 30 minutes from Poitiers airport with regular flights to the UK. The TGV at Poitiers and Chatellerault. The house has been renovated with taste to provide 4 bedrooms and 3 bathrooms. Within the grounds there is also a modern one bedroom bungalow, built about 10 years ago and adapted for wheelchair use. Which makes an excellent gite or annexe for a relative. There is also a large room with attic over offering potential for another gite. There are also other stone outbuildings including a barn. The grounds are a feature of the property with completely walled gardens featuring many trees and a long attractive driveway. Oil central heating (Boiler 10 years old) Internal inspection is required to appreciate this charming property.

Ground floor: Entrance hall with cloak room with WC. Sitting room with fireplace and exposed beams, Kitchen/Breakfast room with fireplace in the dining area, well appointed kitchen area. Dining room with open beams and original stone feeding trough. On the first floor there is a large master bedroom with its own sitting area and spacious en suite shower room. Landing, 2 further bedrooms and bathroom. From the dining room there is a staircase to bedroom 4 with en suite shower room. Large room with fireplace (to renovate) with attic over. Detached bungalow: Open plan living room with equipped fitted kitchen, shower room and double bedroom. Terrace. Barn and outbuildings.

The sale price includes agency fees of 5% (285 000€ net price). The fees are paid by the buyer at the signing of the act of property.