



Price: €165,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: L'absie Poitou-Charentes,79240

A renovated character house with a recently converted attached barn, which is currently let and provides a regular monthly income. Located in the north of the Deux Sevres a few kms from the town of l'Absie, where there are shops and services. 10 minutes from Coulonges sur l'Autize. 90 minutes from the Vendee coast, La Rochelle and Poitiers airports.

A renovated 3 bedroom house with 2 bathrooms plus a recently created 2 bedroom house from an attached barn. This is currently let on a full time basis with a monthly rental of 425€ or could make an excellent gite. Situated in a rural hamlet there is a large rear garden and hangar for parking. The property has a drainage system which conforms. There is also a useful detached workshop. Grounds of 1236m<sup>2</sup>.

Main house: Entrance lobby with cloakroom. Kitchen dining room with range of fitted units, fireplace with log burner. Living room with fireplace and log burner. First floor: which is access by stairs from the entrance lobby or the lounge. Two double bedrooms and a single bedroom/study. Shower room and bathroom. 2nd House. Open plan living/dining room with kitchen area, 1st floor: 2 double bedrooms, shower room and WC.. 2nd House. Open plan living/dining room with kitchen area, 1st floor: 2 double bedrooms, shower room and WC.

Outside: Front gardens with stone built workshop or games room. Access to cellar below the lounge. To the rear is a covered patio area leading onto lawned rear gardens and vegetable area. Attractive views to surrounding countryside. Habitable surface of 232m<sup>2</sup>

The sale price includes agency fees of 5% (157 143€ net price). The fees are paid by the buyer at the signing of the act of property.