

Beautiful rural house

Country House For Sale

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Price: €99,950

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Noirterre Poitou-
Charentes, 79300

An attractive stone house in very good condition located in a small rural hamlet near the village of Noirterre and about 10 minutes from the town of Bressuire, where there are all shops and services, including a new golf course. 90 minutes from the Vendee coast and several airports including Nantes, Poitiers and La Rochelle. 4-5 hours from the ferry ports of Cherbourg, Caen and Le Havre. The house is well presented and offers comfortable and spacious accommodation with the potential to enlarge. Set in a rural hamlet with views, especially from the balcony on the master bedroom. There are 3 bedrooms and a ground floor room that could be a bedroom or sitting room. There is double glazing throughout. The property is set in grounds of about 2100m². Can make an excellent holiday home or permanent residence.

Ground floor: Entrance hall, Shower room with WC. Sitting room with granite fire place and inset wood burner. Kitchen/dining room. Ground floor bedroom 4/sitting room. First floor: landing, master bedroom with balcony, 2 further bedrooms, shower room with WC. Outside: Store room and garage. Gardens to front and rear plus a further area of garden across a small unmade lane.

The sale price includes agency fees of 4 800€ (95 150€ net price). The fees are paid by the buyer at the signing of the act of property.