

Spacious village house**Country House For Sale****Spacious village house****Price:** €69,800**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Boussais Poitou-
Charentes, 79600

A well presented semi detached village house with good sized bedrooms in a rural village between the towns of Airvault and Bressuire, where there are all shops, services, recreation and sports facilities including a new golf course. 90 minutes from the Vendee coast and several airports including Nantes, Poitiers and La Rochelle. The house has been well maintained, re roofed in 2007. Double glazed windows and doors on the ground floor. There is a large room to the rear of the house to renovate or convert into a garage. There is a graveled courtyard with the house of 683m² and a separate garden area of 682m².

Entrance into Kitchen/dining room, lounge with fireplace, back kitchen, WC, shower room/utility room. Large room currently divided to renovate. First floor: Landing, wc, 3 bedrooms (2 with built in wardrobes). Outside: graveled garden and parking area, outbuilding, and vegetable garden nearby. Septic tank drainage which will need to be upgraded. The sale price includes agency fees of 4 800€ (65 000€ net price). The fees are paid by the buyer at the signing of the act of property.