

A beautifully renovated character property situated ...

Country House For Sale

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Price: €279,500

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Poitou-Charentes, 79380

A beautifully renovated character property situated in delightful grounds of around 8000m<sup>2</sup> which include a private lake and swimming pool and a detached guest lodge. Situated in the countryside about 5 minutes from the town of Cerizay, where there are shops and services. 15 minutes from the town of Bressuire, where there are all shops and services. Located in the north of the Deux Sevres, 90 minutes from the Vendee coast and several airports including Poitiers, La Rochelle and Nantes. 4-5 hours from the ferry ports. The house has been fully renovated by the present owners and offers further potential to expand the accommodation. There is a detached stone cottage currently used as a guest suite. The grounds are a delight with sweeping lawns leading down to a private lake of about 3000m<sup>2</sup>. There is also a double length garage and above ground swimming pool. The property is in a small rural hamlet and offers seclusion without being isolated.

Entrance into split level living area with fitted kitchen, dining area and sitting area, with fireplace, opening directly onto a gravelled terrace area. Separate sitting room with fireplace, Bathroom with bath and shower. Separate WC. Utility room. Large games room with mezzanine. Double length garage. 1st Floor: landing, 3 bedrooms plus study/bedroom 4.

The sale price includes agency fees of 3.5% (270 000€ net price). The fees are paid by the buyer at the signing of the act of property.