

Price Reduced! A tasteful and spacious family home!**Country House For Sale****Price Reduced! A tasteful and spacious family home!****Price:** €196,350**Bedrooms:** 5**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Parthenay Poitou-
Charentes, 79200

Dating from 1900, two houses have been renovated and combined into one resulting in the perfect number of rooms for a family, giving privacy at each end of the house via two staircases. Totally double-glazed and with good insulation and mains gas central heating it is economical to run. The hallway at the front door has a built-in shoe cupboard and stairwell. To the right is a bedroom (or additional sitting room). To the left, the fully equipped and well-designed kitchen with laminate flooring, a pantry, breakfast bar and work space, leads to a large, light tiled living room with a granule wood burner and plenty of room for separate dining and sitting areas, looking out over the terrace and garden. Up the 2nd staircase from the 1st floor landing with built-in cupboards are 4 bedrooms (including one of 24. 5m² which could easily be converted to an en-suite), an office, games room - all on original pine floors and with plenty of cupboards - and a huge tiled bathroom and laundry room with a splendid bathtub, separate shower, double sinks and a little balcony over the garden. On the 2nd floor there's attic space of 40m² previously lived in.

The gated courtyard easily houses two vehicles and the rear garden, enclosed by a stone wall and hedge, has a shed, large shade tree, lovely terrace and well with a pump. All schools, new football stadium, sports facilities, town centre with shops and services are within 10 minutes walking distance. Parthenay is a vibrant medieval town with lots of activity. Poitiers airport and mainline TGV train station is less than 1 hour's drive. The Vendee beaches and La Rochelle are 1.5 hours by car and the channel ports of Dieppe and Le Havre 4.5 hours.

The sales price includes agency fees of 10,000 euros (net price 200,000 euros). The fees are payable by the buyer upon signature of the deed of ownership.