

Lovely farmhouse with barn

Country House For Sale

Lovely farmhouse with barn**Price:** €179,500**Bedrooms:** 4**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Amailloux Poitou-
Charentes, 79350

Located on the edge of a hamlet and surrounded by open countryside. Close to the village of Amailloux, with local amenities situated between the towns of Parthenay and Bressuire, where there are all shops and services including the new municipal golf course at Bressuire. Located in the northern Deux Sevres about 90 minutes from the Vendee coast and several airports including Nantes, La Rochelle and Poitiers. 4-5 hours from the ferry ports of Caen, Le Havre and Cherbourg. Recently acquired chemin creating total privacy. Large Barn has permission to create further dwelling - potential of 169m2.

A charming character farmhouse ready to move into with 4 bedrooms and 2 bathrooms. There are two main reception rooms plus an attached studio, which could make an excellent guest suite. Offered in excellent decorative order. There is a large, attached, stone barn 92m2 plus workshops and other outbuildings. Set in 8700m2 of grounds. Oil fired central heating is installed and there is a modern drainage system, which conforms with the latest regulations. Viewing essential.

Entrance into custom fitted Kitchen/breakfast room with a range of fitted cupboards and drawers, dining room (double aspect) inner hall, WC, sitting room with stone fireplace and log burner. 1st floor landing: Master bedroom with dressing area and shower room. 2 further double bedrooms, 2nd shower room, single bedroom. Studio, currently used as a recording studio but with excellent potential to make a guest suite.

The sale price includes agency fees of 5% (170 952€ net price). The fees are paid by the buyer at the signing of the act of property.