

~~Charming Stone Cottage plus Gite!~~

Price: €189,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Clave Poitou-Charentes,79420

You must see this property if you are looking for a quiet location for a country residence but the convenience of several towns closeby with shops and services. Built in the 1800s, enter the main house into the dining room with wood burner, adjoining the roomy, new, fully equipped kitchen and lounge - these rooms have beautiful terra cotta tile. The main ground floor bedroom has laminate flooring and is light and airy and there's a large bathroom with basin, w.c., bath tub and separate shower. Above the kitchen, a mezzanine office/snug leads to a second bedroom, both wood floors, new velux windows and attic storage. Adjacent to the downstairs bedroom, the barn (30m2) could be converted to an en-suite.

There's another barn adjacent with a further 39m2 of potential living space. Across the driveway the hangar, wood barn and utility area - a total of 141m2 could also be converted. Dating from the 1700s the gite is 76m2, it is bright and airy, overlooking the garden, with a private patio, large living room and kitchen. On the mezzanine above, there's a large bedroom and bathroom. The grounds of 2,796m2 are well kept with mature trees and bushes and a good lawn.

There are lovely walks including a nearby reservoir. Clave is just 1 km with a bar/tabac and primary school; Saint-Maixent-l'École 15 mins with main line rail station, Niort 30 mins for motorway and rail access, 25 mins to medieval Parthenay, 1 hr to Poitiers (flights to London) and 1 hr 20 mins to La Rochelle. The ports of Le Havre and Dieppe are 4-5 hours.

The sales price includes agency fees of 9000 (180000€ net price). The fees are paid by the buyer at the signing of the act of property.