

Beautiful house on the edge of village

Country House For Sale

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Price: €249,900

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Faye-L'abbesse Poitou-  
Charentes, 79350

Located on the edge of Faye l'Abbesse walking distance of village shops and services. 10 minutes' drive from the town of Bressuire, where there are all shops and services and recreational facilities. The Vendee coast is about 90 minutes' drive as are the airports of Nantes, La Rochelle and Poitiers. The ferry ports are between 4 or 5 hours' drive.

The house was constructed between 1915 and 1920 in a mini chateau style with attractive part walled gardens of about 3000m<sup>2</sup>. The property was built by a well-known Doctor who has his surgery on the grounds floor. The house has a pleasant warm atmosphere. There are currently 3 bedrooms with en suite bath or shower room. On the second floor there is an attic and 3 rooms to renovate. Within the grounds there is a detached garage and outbuildings plus car port and a carport large enough for a campervan on the left of the house. A lovely character property on the edge of village and country. Well worth a look.

Spacious entrance hall. Sitting room. Dining room, Fitted kitchen/breakfast room with double doors onto covered terrace which covers the rear of the house, Cloakroom, utility room, 2 Rooms to renovate previously used as the doctors surgery and treatment room. First floor landing. 3 bedrooms each with either an en suite bathroom or shower room. Dressing room and bedroom 4/study. Cloak room. Stairs to 2nd floor where there are 3 former staff bedrooms to renovate. The former basement kitchens are now used as a boiler room for the oil fired central heating. Outside. Detached garage with attic room over and a room to one side. Car port to the other. There is a gravelled drive way/parking area. The grounds have many specimen trees and shrubs, fishpond and area of woodland to the rear.

The sale price includes agency fee of 5% (238,000€ net price). The costs are paid by the buyer when signing the deed of ownership