

**REDUCED! A HOME FOR ALL SEASONS!****Country House For Sale****REDUCED! A HOME FOR ALL SEASONS!**

Price: €227,850

Bedrooms: 6

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Faymoreau Pays-de-la-Loire, 85240

A welcoming hideaway - house and gites in a quiet location with magnificent views!

Right next to a pretty, old mining village with beautiful scenery, you can walk to a wood, fishing lake and bike path that goes all the way to La Rochelle. The property, built in the 1840s, is potentially 3 individual residences all in one - the main house at the front and 2 gites at the side (one finished and the other ready for imaginative completion). Situated on lush grounds of 6000m<sup>2</sup> (including a paddock with a well), and lovely views from every window, it is a light and airy, comfortable home with tiled floor downstairs and original wood floors on the 1st floor. The house is full of character with beams and large double-glazed windows and doors, and stand-up attic space on the 2nd floor for possible conversion. It has been thoroughly and meticulously renovated over the last fourteen years with new wiring just 2 years ago.

You enter the front of the house into the bright sitting room on a wooden floor with a fireplace, Godin wood burner and a window over the back terrace and luscious countryside views. Through French doors to the left, the dining area is separated by a breakfast bar from the cosy but spacious, fully equipped kitchen with beautifully tiled floor and countertops, and is well organized with cabinets and cupboards. Up the stairs from the sitting room are three good sized bedrooms and a full bathroom (separate bath, shower, WC and basin).

There's a separate drive and entrance to the gites at the back of the property; one gite of 100 m<sup>2</sup> is ready to occupy with a neat kitchen/dining room, pantry, lounge and shower room plus 3 bedrooms above. The property is well insulated and has oil-fired central heating.

There's a large cellar under the finished gite, a laundry room at the back of the house next to the 2nd potential gite, 2 parking bays and a dependence/storage shed of 6.8 m<sup>2</sup> in the side garden. A well provides pumped water for external use.

The memorable village of Faymoreau is a 3 minute-drive and has a restaurant, mining museum, chapel, orchards and a nursery school; Foussais-Payre is 5 mins, with a bakery, chocolatier, pizza vendor and pharmacy. La Chataigneraie, with all commerce and services is a 15-minute drive, as is historic Vouvant

and Mervant.

The Marais Poitevin is 35 minutes away, Puy du Fou 50 mins, La Rochelle airport 1h10 mins, Nantes 1h30 and the ports of Caen and Le Havre a 3-4 hours' drive.

The selling price includes the agency fee of 5% (217,000 net seller). The agency fee is paid by the buyer at the signing of the deed of ownership.

