

An impressive stone property in a delightful riverside

Country House For Sale

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Price: €295,500

Bedrooms: 8

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Clementin Poitou-
Charentes, 79150

An impressive stone property in a delightful riverside setting with grounds of 1.8ha, including 2 islands. Located in the northern Deux Sevres between Bressuire and Thouars, where there are all shops and services, including a new golf course in Bressuire. The Vendee coast is about 90 minutes drive as are the airports at Nantes, Poitiers and La Rochelle. 4-5 hours drive from the ferry ports of Cherbourg, Caen and St Malo.

The property has been substantially improved by the present owners with the installation of double glazing, new en suite bathroom and the completion of a separate 2 bedroom guest suite or gite. The house and the guest suite both have their own private terrace with superb river views.

Entrance hall, sitting room with fireplace, dining room, living room, conservatory leading to terrace, fitted kitchen, cloakroom. First floor: Landing, master bedroom with ensuite bathroom. Dressing room or bedroom 6. Double bedroom, further bedroom with en suite shower room. Study/studio with own staircase to kitchen. 2nd floor: Landing, 2 bedrooms, bathroom. Basement. Guest suite: Living room with American style kitchen, 2 bedrooms and shower room. Outbuildings: Coach house and garaging, in need of some attention. The grounds feature terraced garden down to the river, 2 islands in the river and a large lawned area to the rear of the house. Oil fired central heating. Must be viewed.

The sale price includes agency fees of 5% (280 500€ net price). The fees are paid by the buyer at the signing of the act of property.