

**AN ATTRACTIVE CHARACTER COTTAGE -
HOLIDAY HOME OR PERMANENT RESIDENCE**

Country House For Sale

AN ATTRACTIVE CHARACTER COTTAGE - HOLIDAY HOME OR PERMANENT RESIDENCE

Price: €79,800

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Secondigny Poitou-
Charentes, 79130

This is an attractive character cottage in a rural hamlet of three houses situated about a km from the village of Secondigny. Formally an apple barn, the house provides spacious accommodation with a super lounge/dining room including a stone fireplace, fitted wood burner and exposed beams. A feature of the property is a large garden offering complete privacy, wooded at the bottom and with fruit trees and a vegetable plot. There is also a detached stone barn/garage.

Enter into the hall/kitchen with a shower room and WC off to the side and through to the lounge/dining room which provides warmth and light from a patio door opening onto a terrace. First floor: Landing/study area. 2 bedrooms. Outside a further terrace and across the driveway is a large area of garden with covered gazebo, raised vegetable garden and the stone barn/garage. Good condition. Septic tank drainage will need to be upgraded to comply with the latest regulations. Ground of 2869m².

Secondigny has shops and services including Super U supermarket, Bressuire is 25 minutes north with all shops and services as well as a new golf course. The property is also close to the golf course at Mazieres-en-Gatine and well located for leisure activities: - the European fishing centre, Pescalis, medieval Parthenay, Puy du Fou, Futuroscope, Marais Poitevin and the chateaux of the Loire Valley. It is 90 minutes from the Vendee coast and several airports including Nantes, La Rochelle and Poitiers; a 4-5 hour drive from the ferry ports at Caen, Dieppe and Le Havre.

The sale price includes agency fees of 4800 (75 000 € net price). The fees are paid by the buyer at the signing of the act of property.