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Renovated property, 6.7 acres, Pool, Stables, Cottage to restore.

Country House For Sale

Renovated property, 6.7 acres, Pool, Stables, Cottage to restore.

Price: €207,900
Bedrooms: 4
Bathrooms: -
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: Largeasse Poitou-Charentes,79240

* A renovated house with an attached cottage.
* Renovated black smiths lodge.
* 2.7 Hectares / 6.7 acres.
* Manege 20m x 40m.
* Stables.
* Massive outbuilding of 200m2.
* Aviary.
* Greenhouse.
* Swimming pool
* Double glazed, brown Pvc windows and doors.* Septic tank - which complies.

Ground floor: Entrance 17.50m2, Kitchen 14.90sqm opening into - Sitting Room 27sqm with feature fireplace and efficient 12kw wood burner, Family Bathroom 6.70m2 with WC, Separate WC 2.25sqm, 2 Bedrooms 15sqm and 21.10sqm

1st floor: Landing 10.80sqm, 2 Bedrooms 22.20m2 and 10sqm.

Attached Cottage: with recent double glazed windows and doors. Yet does require interior restoration. Main Room 32sqm, Room Behind 12sqm with concrete floor and plumbing connected to the septic tank, Adjoining Room 10.50m2. 1st floor: 32m2.

Black Smith Lodge: Renovated with a new roof, double glazing, new render and repointing. Could be converted to a Studio or Office premises. 2 Outbuildings 36m2 and 32m2 + large stable block.

Aviary & Green House.

Massive Detached Outbuilding approx 200sqm with it's own road access. There is a possibility that this building could be replaced by a new build. (Sizes are approximate).

Grounds: A gravelled driveway and an enclosed garden to the front of the house and cottage. The rear garden has a swimming pool 8 x 4m.

Total grounds of 26 867m2 / 6.7 acres including an enclosed ride, paddocks and a copse.

Located in the heart of Poitou-Charentes. 41Km to Niort, the departments capital. Largeasse is 321km from Paris.

Popular places to visit include Parthenay 20km, Vouvant 24km and Pescalis is just 15 minutes (which has 150 hectares including many lakes, a paradise for expert fishermen and for beginners alike).

Moncoutant 79320 is just 12 minutes away from the town of Bressuire just 23 minutes away. The beautiful river side of Coulon part of the Venice Vert is 41km.

Nantes & Poitiers airports are 1h30. The coastal town of La Rochelle and it's airport within 1hr 20 minutes.

Price 207,900 erosÂ€ including agents fee of 5%, paid by the purchaser upon completion. 198 000 euros net vendor