

**GREAT POTENTIAL FOR AN EXISTING  
BUSINESS OR A BEAUTIFUL VILLAGE****Country House For Sale****GREAT POTENTIAL FOR AN EXISTING BUSINESS OR A BEAUTIFUL VILLAGE RESIDENCE**

Price: €139,995

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: L'absie Poitou-Charentes, 79240

A lovely building in the middle of the village with a private back garden, the ground floor of the property is currently run as a cafe (125 m2) with a modern 2-bedroom apartment (72 m2) on the first floor. Altogether it could make a spacious house.

Situated in a vibrant village with shops and amenities, the cafe is a community hub for locals and ex-pats with two comfortable rooms for dining, wood floors, a large kitchen, store room, toilets with Italian porcelain tile and a built-in sound system. Across the rear courtyard with a well (perfect situation for a conservatory) to the right, is a function room (22 m2) and to the left, behind the cafe's kitchen/storage room is a large barn (55 m2) with gite potential. There are two terraces (43 m2) leading to the lawn with trees that provide a quiet garden for customers and owners.

L'Absie is located 30 minutes from Bressuire with a new golf course and all shops and services, 30 minutes from medieval Parthenay, 90 minutes from the Vendee beaches and the cities of Nantes, Angers and Poitiers with hi-speed train and motorways to Paris.

The property, possibly 200 years old, all newly decorated this year inside and out has central heating (electric gel radiators) and was double glazed 7 years ago when a new roof was installed over the function room also.

There is private access to the apartment from the road (wide entrance to accommodate wheelchairs) and a hallway and small closet (could be a laundry room) lead to the stairs up. The accommodation is modern and bright, with seagrass carpet throughout, an open living area, one en-suite double bedroom with a large Italian shower room and laminate floor plus a 2nd double bedroom.

Possibility to negotiate for good will, equipment, furnishings.

The sales price includes agency fees of 3.7% ((135,000 Euros net price). The fees are paid by the buyer at the signing of the act of property.

