

Ideal B&B. 6 bedrooms, swimming pool & 3 acres approx.

Country House For Sale

Ideal B&B. 6 bedrooms, swimming pool & 3 acres approx.

Price: €315,000

Bedrooms: 6

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Fenioux Poitou-Charentes, 79160

A house of character, part dating back 400 years, comprising 6 bedrooms. This large house is ideal for a family, likewise, it could work as a Gite and B & B.

A garden of 10 739m<sup>2</sup> with mature trees. A terrace with an inground pool.

This L-shaped house is configured perfectly for a separate gite, with shower room, 2nd kitchen and living room already in place. Plus 1st floor above these 2 rooms could be converted into 2 spacious bedrooms.

\* 270m<sup>2</sup> habitable.

\* Double glazing in most rooms.

\* All-sanitation.

\* Swimming pool 8m x 5m with roll cover.

\* Central heating with oil.

\* Garage 26.5m<sup>2</sup>.

\* Cellar 16m<sup>2</sup>.

\* 10 739m<sup>2</sup> / 2.7 acres with a well.

Entrance through double doors to the LIVING-DINING ROOM-KITCHEN: 112m<sup>2</sup>. Tiled floor, bright and spacious with 4 windows and doors to the terrace and pool.

KITCHEN equipped with oven, dishwasher, washing machine, island, granite work tops and door to terrace and pool.

LIVING-DINING ROOM area (total open-plan 112m<sup>2</sup>) included a wood burner & exposed beams.

HALLWAY 7m<sup>2</sup> door to:

BEDROOM on the ground floor of 18 m<sup>2</sup> with tiled floor and window. A bathroom could be installed as plumbing for a shower is already in place.

HALL: 6.8 m<sup>2</sup> with staircase on the 1st floor.

SHOWER ROOM: 4m<sup>2</sup> with radiator, shower, WC and washbasin.

1st floor: with beautiful wooden floors throughout.

LANDING: 10.7m<sup>2</sup>.

WC and washbasin: 2.2m<sup>2</sup>.

SHOWER ROOM: 8.1m<sup>2</sup> with shower and twin sinks

5 BEDROOMS : 18m<sup>2</sup>, 14.5m<sup>2</sup>, 10.7m<sup>2</sup>, 13.3m<sup>2</sup> and 11.9m<sup>2</sup>.

ATTIC: 86sqm with 3 windows and impressive beams and good height, could be transformed into additional accommodation.

POTENTIAL GITE / ADDITIONAL ACCOMMODATION :

KITCHEN: 12m<sup>2</sup> .

LIVING ROOM: 23.6m<sup>2</sup> with its own entrance door and tiled floor.

CELLAR: 15.7m<sup>2</sup> with boiler of central heating.

1st floor: 34m<sup>2</sup> with 2 windows and water supply. Accessed by the main house, but a staircase could be installed.

GARAGE: 26.5m<sup>2</sup> with water and electric.

Small DEPENDENCE in front.

The owner informs us that part of the land is potential building land for 2 houses .

Situated on the edge of a village with a primary school, Bakery and Bar / Restaurant.

The towns of Coulonges sur l'autize and Secondigny 79160 are about 10 km away with a Super U and other shops, cafes, banks and Coulonges s / la College.

315,000 including the 5% fee . 300 000 N / V.

