



## Village life awaits you for this attractive stone house,

79190, Limalonges, Deux-Sèvres, Nouvelle-Aquitaine

\* Available \* 1 Bed \* 1 Bath

Village life awaits you for this attractive stone house

# €145,044

Ref: BVI18308

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FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

Open to offers. No work required for this superbly renovated village home with potential to earn some revenue from an attached cottage. All the work has been done to a high standard. The front door leads directly into a tiled lounge area with original stone fireplace. The open plan feel continues as you step up into the dining room and in turn into the fitted kitchen with french doors opening onto the garden. Upstairs are three good sized bedrooms, one with en suite bathroom and a separate family bathroom.

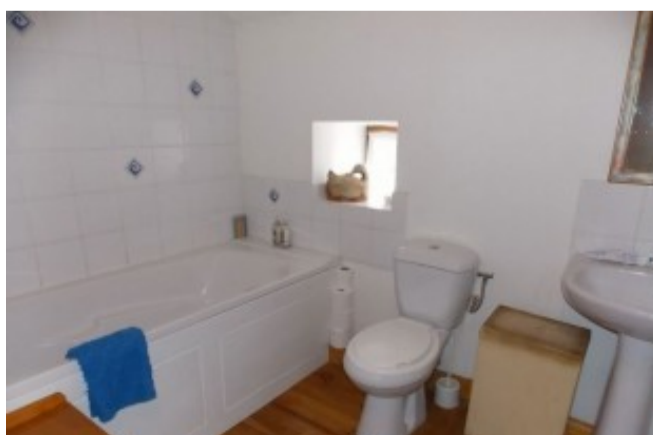
The outside level gardens are attractively enclosed on three sides by stone work. The barn doors take you directly into a covered car area with the main house on one side and on the other the second cottage which has already been developed to offer a separate guest bedroom. The workshop has a toilet and there are also stairs up to an attic and a mezzanine area meaning this cottage could be developed further.

The property is within walking distance of a restaurant/cafe and only 3 kms from a large supermarket in the town of Sauze Vausais. The house sits close to the axis of roads between Poitiers and Angouleme, and La Rochelle and Limoges.

Price including agency fees :.145.044€

Price excluding agency fees :138.000€

Buyer commission included: 8%



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