



## Lovely setting, full of potential, and great value,

79120, Saint-Coutant, Deux-Sèvres, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

Lovely setting, full of potential, and great value

# €130,800

Ref: BVI62252

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**French Entrée** 



## Property Description

A wonderful opportunity to acquire a property with a substantial parcel of land. Private but not isolated and full of potential.

The main 3 bedroom house needs some refurbishment and modernisation, but will repay you with a property finished to your taste in a lovely setting. In addition to the main house, an old longère currently used as workshops and garaging could make a wonderful second house or gîte (subject to the necessary consents).

There are nearly 1.5 hectares of land, the largest part running directly to the rear of the property which forms a gently sloping, shallow valley with high wild hedgerow boundaries making it beautifully secluded and private. It was previously used to keep horses and a flat area is still in evidence which was apparently used as a menage.

There is a small area of garden in front of the house and another paddock just across the hamlet lane.

The property also comes with a large open-fronted barn of 170m<sup>2</sup>, which is partly attached to the main house and provides very useful storage for firewood, garden machinery. With access to the hamlet lane, it can also be used as garaging for cars.

Price including agency fees :130 800 €

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Buyer commission included: 9%



