



Traditional village house with large gardens and income potential,

79110, Chef-Boutonne, Deux-Sèvres, Nouvelle-Aquitaine

* Available * 5 Beds * 2 Baths

Traditional village house with large gardens and income potential

€246,500

Ref: BVI63665

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French Entrée 

Property Description

This lovely traditional 5 bed stone house sits in large grounds on the edge of a very popular village just a few kilometres from the historic market town of Chef Boutonne, with its bars, restaurants and famous Chateau.

Double-glazed, centrally-heated and well-maintained, this flexible property can either be a large family home, or as the current owner has nearly finished re-configuring it, to provide a 3 bedroom main house with large open plan living room/dining room/kitchen plus a 2 bed maison d'ami with (subject to necessary consents) the potential to generate gite income.

In the maison d'ami the upstairs is now finished but the large kitchen and living room require, flooring, decoration and kitchen units to be fitted. As the new owner you could choose to finish the conversion or return to its original configuration as a single large home with 4 or 5 bedrooms and spacious reception rooms.

An entrance from the village road gives access to a gravelled forecourt which runs in front and around to the side of the house giving access to the large integral garage. There are also further useful single story outbuildings to the front of the property.

The extensive grounds (5,600m²) are a real feature, with lovely views to the rear over a picturesque valley and there is plenty of room for a pool (again subject to the necessary consents). A large terrace, perfect for outdoor entertaining runs the full length of the rear of the property and has a traditional stone built wood-fired oven.

Price including agency fees :246.500 €

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Buyer commission included: 7%



