



## Attractive property with gite, barns and large garden,

79500, Paizay-Le-Tort, Deux-Sèvres, Nouvelle-Aquitaine

\* Available \* 6 Beds \* 2 Baths

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# €239,800

Ref: BVI68292

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**French Entrée** 

Property Description

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This attractive property with its gite, outbuildings and large garden is ideally located in a pretty village only 5 minutes from the popular town of Melle. The historic market town of Melle is well known for its silver mines and rich history. Supermarkets, services, schools and amenities can all be found there, as well as the busy Friday market! The town of Niort is only half an hours drive away and La Rochelle with it's vibrant harbour is only an hours drive. The town of Poitiers and it's airport are again approximately an hour away, as are the towns of Cognac, Angouleme, Saintes and Ruffec.

The location is also an excellent base for day trips to explore the Charente coast, Île de Ré, Île d'Aix, the south of Loire Valley, the watery labyrinth of the Green Venice, Marais Poitevin, the Cognac landscape, the La Saintonge collection of romanesque churches, and the banks of Bordeaux / Gironde-Dordogne estuaries.

This is a great opportunity to acquire a house and gite that have both been well maintained and tastefully renovated over the years. A pleasant atmosphere of days gone by radiates through the stone walls. Inside of which you will be pleasantly surprised by the contemporary feel of the buildings, combining the character features with modern decoration. There is exposed stonework, exposed beams and a beautiful old stone fireplace.

Outside to the front there is a large covered terrace area, ideal for those evening barbecues.

The main house benefits from oil central heating and there is a wood burner. The gite also has oil fired central heating. Both the house and the gite have double glazing. The gite is currently used for seasonal holiday rentals.

The main house comprises:

Entrance hall

Fitted kitchen 11.5m<sup>2</sup> with tiled floor and door to the back garden.

Dining room/Living room 25.8 m<sup>2</sup> with tiled floor and wood burner.

Bathroom with WC, sink and bath.

First Floor

Landing

4 bedrooms with wooden floors, 13.7 m<sup>2</sup>, 12.2 m<sup>2</sup>, 11.5 m<sup>2</sup> and 9.2 m<sup>2</sup>

The gite comprises of:

Open plan kitchen/dining/living room 33 m<sup>2</sup>.

Shower room 8.3 m<sup>2</sup> with shower, wash basin and WC. Landing. Two bedrooms.

Storage area

Outside:

Covered terrace.

Attached barn serving as a utility room and housing the oil boiler and the oil tank.

Attached barn with ground floor divided in to 2 rooms and first floor area.

Garden to the front and back with space for a swimming pool.

Courtyard.

Orchard with various fruit trees.

A small stream runs along the edge of the land.

Total plot of 3706 m<sup>2</sup>

Total habitable 225m<sup>2</sup>

Price including agency fees : 239.800 €

Price excluding agency fees : 226.227 €

Buyer commission included: 6 %



## Gallery

