



## Renovated town house, heating/air com and courtyard,

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

\* Available \* 3 Beds \* 2 Baths

Renovated town house, heating/air com and courtyard

# €101,200

Ref: BVI70947

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**French Entrée** 



## Property Description

This spacious stone house is situated within a short walking distance of the centre of Chef-Boutonne where you will find all main amenities including supermarkets, doctors, bars and restaurants.

The house has been recently renovated and benefits from double glazing. The heating is by a pellet burning stove in the lounge but also there are heat exchangers in each room which can provide both heating and air conditioning.

The accommodation is adaptable and consists of:

### Ground Floor

A kitchen/dining room which has direct access to a small courtyard with a covering over half of it. Here you can also have direct access to the street making it ideal for a 2nd entrance. There are two other large rooms on this floor so there is ample space to have a bedroom on the ground floor if desired. There is a newly fitted shower room and toilet. A cellar under the living room provides an extra space for storage.

### 1st Floor

Here you will find 2 additional bedrooms and a toilet. The owner informs me that it would be easily possible to install a 2nd bathroom if required (subject to necessary permissions).

### 2nd Floor

This is used as attic space at the moment but is very spacious so could provide an additional usable space in the future should one require it (subject to necessary permissions).

All in all, a very versatile property, ready to move into or it could also be rented out for an additional income if desired.

Price including agency fees : €101 200

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Buyer commission included: 10%



