



2 bedroom property and guest studio, large garden and field,

79190, Clussais-La-Pommeraie, Deux-Sèvres, Nouvelle-Aquitaine

* Available * 2 Beds * 2 Baths

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€199,800

Ref: BVI71370

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French Entrée 

Property Description

Tucked away in a small and peaceful hamlet, this property offers great potential.

All rooms are currently on the ground floor but accommodation can be expanded into the loft subject to the correct planning.

The main property has a lovely open plan kitchen / diner / lounge area with attached a good sized bedroom. Next to the kitchen is a utility area which opens to a corridor with a shower room, separate toilet, a large dressing room and a second bedroom. Alongside the back of the property is a barn ideal for storage. Attached to the main house is another barn with convertible attic space (subject to necessary permissions) and a guest studio with fitted kitchen, wood burner, with attached a shower room with a toilet. Part of the work and renovations to expand the guest annex have been started.

The property benefits from UPVC double glazing and oil-fired central heating.

In the back of the garden is a very large open barn with attached a car port ideal to store a camping car/caravan. The beautiful large back garden has a separate vegetable plot and stretches out into a separate large field surrounded by trees, ideal to keep horses.

This truly is a very idyllic and quiet spot. Located between the communes of Melle (15 km), Chef-Boutonne (10 km) and Sauze-Vaussais (8 km) which is the nearest town, where you will find supermarkets, DIY store, shops, bars and restaurants, doctors and schools, a fishing lake, and an outdoor swimming pool.

Price including agency fees : 199 800 €

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Buyer commission included:8 %



