



## Lovely renovated stone farmhouse in large gardens,

79500, Fontivillié, Deux-Sèvres, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 1 Bath

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# €189,000

Ref: BVI72369

## Property Description

Sitting in nearly 5000m<sup>2</sup> of secluded grounds in a hamlet just 5 minutes driving from the bustling town of Melle, this lovely traditional stone farmhouse has been extensively renovated. It is ready to move straight in benefiting from an energy efficient heat pump, central heating/air conditioning and double glazing. Offering just over 140m<sup>2</sup> of accommodation, the ground floor comprises a living/dining room, a sitting room, and a large eat-in kitchen with doors to a laundry, and a storage room. There is also a large family bathroom and a separate WC. On the first floor are two large bedrooms, one of which could easily have ensuite facilities added (subject to the necessary permissions)

The substantial grounds which surround the property, add greatly to its charm and include areas of lawn, wildflower meadow, fruit trees and other mature specimen trees as well as a vegetable patch. Outbuildings include an attached single story workshop with power and light and a separate 50 m<sup>2</sup> open-fronted bar and the property also benefits from an in-ground rainwater collection reservoir, and a greenhouse.

