



## **Priced to SELL Stone Farm House in country location on the edge of small Hamlet near to Niort**

Stone Fermette situated in a pleasant hamlet between Poitiers and La Rochelle, close (5 minutes) to St.Maixent l'Ecole where all facilities are available.

### Ground Floor

Fitted kitchen with ample cupboards, worktop and sink with radiator and door to terrace. 4.25mx3.30m

Laundry room with plumbing for washing machine 2.20mx2.70m

Bathroom with bath, washbasin, w.c and radiator. 9 square metres

Bedroom 1, Large room with radiator and good sized window 4.80mx5.45m

Bedroom 2 with radiator and window 5.40mx3.70m

Lounge/Diner with Double Doors to terrace and large windows overlooking the gardens. Radiators. 5.20x7.30m Stairs to 1st floor.

### First Floor

Bedroom 3 with radiator, washbasin and window overlooking the garden.

15square metres

Total Habitable area 145.82 square metres

All new double glazed windows are fitted.

### Outbuildings

A barn is attached to the house with an attic suitable for conversion to further accommodation. 6.40mx5.30m

2nd Stone barn of 14.50mx5.50m

Garage with sink & Two central heating boilers, one for wood and one for oil, these also heat the hot water. 7.50mx5.00m

Old Stables 7.50mx5.00x currently used as a wine cellar.

Grounds

Gardens and lawned area with a large quantity of fruit and decorative trees, plus a large vegetable garden.

Drive and parking area

The whole . . .

**Town:** St.Maixent l'Ecole  
**Dept:** Deux Sevres  
**Plot size (m2):** 5870  
**Habitable (m2):** 145  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Paul Woods

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**€ 182 500**



**Mansle**

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