



Attractive Stone House situated on the edge of a small hamlet overlooking farmland

Individual Single Storey Stone House, Recently tastefully refurbished and modernised to a high standard, south facing. Good sized garden with mature trees, in a small Hamlet.

Town: Niort
Dept: Deux Sevres
Plot size (m2): 1428
Habitable (m2): 148
Bedrooms: 4
Bathrooms: 3
Agent: Paul Woods

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€ 210 000

The design of the property is semi open plan with most rooms opening off the lounge or dining room

Double glazed porch,

Entrance Hall to:-

Lounge 6.90 metres x 6.30 metres with Patio Doors to terrace and garden. Light spacious room with Godin wood burner, and high ceilings finished in wood.

Dinning Room with 3 velux windows, 4.50 metres x 5.90 metres

Kitchen, fully fitted with units, new electric oven, gas hob, dishwasher and double sink, door to driveway.

Laundry room with plumbing for washing machine

Bedroom 4.20 metres x 3.40 metres with en-suite bathroom with Jaccussi bath. Bathroom is accessible from the bedroom and the hall, giving dual uasage.

Bedroom 4.20 metres x 3.60 metres with french windows to pool terrace, with en-suite shower room

Bedroom 3.40 metres x 3.20 metres with en-suite shower room

Bedroom 3.50 metres x 3.20 metres currently used as a Study

Boiler room with gas fired boiler

Tiled floors throughout.

Gas fired radiator central heating

Fireplace with woodburner

Double glazing

Mains Drainage

Location

Schools, shops, bank, doctor, dentist, vet, hotel, bars, restaurant in La Mothe St.Heray 3 minutes

TG 150 minutes

Paris/Bordeaux Autoroute



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