



Stone Farm House with character. Carefully restored with many original features, 4 bedrooms and spacious reception rooms. Close to St.Maixent l'Ecole in undiscovered Deux Sevres.

Comfortable old family house with secluded well established garden, situated in a small hamlet in Poitou Charente, between Niort and Poitiers. The property is in excellent condition and ready to move into.

Town: St.Maixent l'Ecole
Dept: Deux Sevres
Plot size (m2): 1471
Habitable (m2): 140
Bedrooms: 4
Bathrooms: 1
Agent: Paul Woods

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€ 235 400

Ground Floor

Hall with cloakroom (w.c. and wash basin)

Open Plan Lounge/ Dining room with French doors to terrace (25 square metres & 35 square metres) Doors to Conservatory with double glazed windows and Patio Door to terrace.

Kitchen with tiled floor, fitted units oven, hob and sink (17 square metres)

Boiler room with recently fitted new oil boiler

Utility room with sink and Shower wet room.

Door to garage (32 square metres) with electric door

Elm wood stairs to 1st floor

Landing with fitted cupboards

Master Bedroom (16.50 square metres)

3 Bedrooms each of 13 square metres

Family Bathroom with Bath, wash Basin and Bidet.

Separate w.c.

Outside

Double electric gates to Tarmac drive and parking area

lawned gardens to the front and side of the house with mature trees and shrubs and ample room to install a pool if required.

Barn which was originally stables (36 square metres) with loft area

Small Hanger (12 square metres)

Location

5 minutes from St. Maixent l'Ecole with all amenities and TGV Station with services to Paris and London

Poitiers airport 40 minutes

La Rochelle airport and Atlantic coast 1 hour

A10 Paris ? Bordeaux autoroute 10 minutes

Mansle

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