



Pretty Stone Farm House on the edge of a hamlet in the heart of Poitou Charente, with uninterrupted panoramic views over the undulating Deux Sevre countryside.

Tastefully renovated individual 3 bed house between Niort and Chef Boutonne. Set in almost 3000 square metres of gardens, with pool, outbuildings. and cottage for renovation.

Town: La Mothe St.Heray
Dept: Deux Sevres
Plot size (m2): 2763
Habitable (m2): 175
Bedrooms: 3
Bathrooms: 2
12177PW79 € 242 000

Ground Floor

Conservatory (12 square metres) overlooking the swimming pool and sun terrace.

Doors to Lounge /Diner (75 square metres) tiled floor and fireplace with wood burning stove

Kitchen with fitted units oven and hob (15 square metres)

Utility room (10square metres) plumbing for w/c m/c

Greenhouse joined to utility room

Boiler room and wet room (in need of refurbishment)

1st Floor with excellent panoramic views over the valley from all rooms

Landing with exposed beams

3 Bedrooms (14,14 and 24 square metres) all with exposed beams

Family Bathroom with corner bath,shower,2 wash basins, tiled floor and walls

Shower room with Shower, wash basin and w.c. tiled floor

Outside

Garden with lawns, with mature fruit and other trees, the whole enclosed by a hedge

Double gates onto Driveway and parking area

Hanger partly enclosed (280 square metres)

Stone Barn (180 square metres)

2 Stone store sheds

Pigsty

Stone Cottage for complete renovation

Additional land on the other side of the lane with vegetable garden and small orchard

Location

