



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N13116
Location: Deux-Sèvres(79) - Vasles
Type: Farmhouse
Setting: Hamlet
Bedrooms: 2
Bathrooms: 2
Habitable: 126 m2
Land size: 4 500 m2
Condition: Ready to Move in
Year built: 1700
Heating: Electricity/Pellets
Shops: 5 Km
Pool: No
Outbuildings: Yes



This characterful property sits in a small hamlet with lovely views to the surrounding countryside.

Central hall way with original stone floor and stone stairs that rise to the first floor. To the right is the living room with tiled floor, window to the front, patio doors to the side which gives far reaching views and access to a terrace, original monumental fireplace with pellet stove, beams, fully fitted kitchen. To the left of the hall is another large room with tiled floor, large granite fireplace, doors to the front and rear and this room would benefit from some work to bring it up to standard. Door leads to a cellar area under the stone stairs.

On the first floor is a landing area with window to the front, original oak floor, beams and door leading to the staircase up to the attic. To the right is the master bedroom with windows to the front, rear and side, sisal carpet, beams and impressive fireplace - en-suite shower room with tiled floor, walk in shower, sink and wc. To the left of the landing is the second bedroom - with sisal carpet, window to the front, fireplace, beams and en-suite bathroom - corner bath, wc, sink, tiled floor, beams and window to the rear. The attic has two large rooms which could be converted with correct permissions into further accommodation.

To the side of the house is an open hangar ideal as a garage. Opposite the house is a large barn which needs attention to the roof. The gardens are over an acre in size with views to the nearby chateau and extend to the front, rear and side of the property.

The market town of Vasles is a few minutes drive away and has a supermarket, bakery and several restaurants. There is also a 27 hole golf course some 10 minutes drive away at Les Forges. The larger towns of Parthenay and St Maixent l'Ecole are 20mins away and offer all the necessary conveniences. Niort and Poitiers offer TGV stations.

Estimation des coûts annuels d'énergie du logement - 1 285 € et 1 739 € par an
Diagnostics 07/02/23

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 185 000€ *

(* Les honoraires de l'agence sont à la charge du vendeur)

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€185,000

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501955470



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