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Lovingly restored French Farmhouse

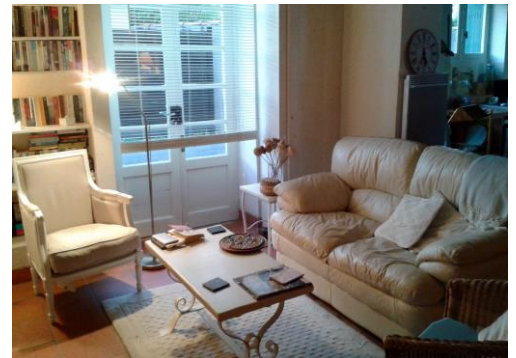
Good rental income

Ideal for large family reunions/gatherings

Wide range of recreational activities

Heated Swimming Pool

DPE = 252 [E] GES = 12 [C]



La Nevoire, Deux Sevres
Ref 10474

€340,000

A traditional French farmhouse which has been lovingly restored to create a fine family home and/or sought-after rental property. The property sleeps 12 and has a swimming pool, gardens and huge covered terrace. It is only 25 minutes from La Rochelle airport, Ile de Re and beaches.

The house consists of a spacious open-plan living/dining and kitchen area. It has 5 bedrooms (3 with ensuite bathrooms) and an additional family bathroom. Upstairs is a massive games room with satellite tv, snooker table and an extra sofa-bed for surprise guests. Outside is a 9ft x 4ft heated pool with large paved area for 12 sun loungers. The pool is fenced off in accordance with French law. Additionally, there is a large lawn, children's swings and a sandpit with the scent of lavender everywhere. The sloping roof provides a vast shady area with exposed stone wall for eating, barbecuing, playing table-tennis or relaxing when the sun is too hot... perfect for outdoor living.

The house is in the heart of the Marais Poitevin with an abundance of rivers and streams on the doorstep. Located 1km from a bustling village with baker, butcher, pharmacy, bar/tabac, restaurant and doctor

GROUND FLOOR

Kitchen, Dining, Living Area 48m²

The kitchen is fully equipped with oven, hob, dishwasher, large fridge/freezer and a bar for serving and storage of wine. Dining table seats 10. Seating area with log burner and piano and exposed stone wall.

Master Bedroom 19.5m²

Ensuite Bathroom 4m²

With bath, shower over, WC and basin.

Laundry Room with WC 4m²

GARDEN AND GROUNDS

The main garden is laid mostly to lawn with easy maintenance shrubs. It looks out over fields to the spire of the church in Saint-Hilaire-la-Palud. Besides the big shady area under the sloping roof, there is another huge tiled area making the outdoor space perfect for entertaining providing sun and shade all day long. There is a small front garden with gravelled area for parking for 3/4 cars.

Swimming Pool with optional electric heating
Sandpit and Swings

FIRST FLOOR

First Guest Bedroom 12m²

Ensuite Shower Room 3.5m²

Second Guest Bedroom 12m²

Ensuite Shower Room 3.5m²

Bedroom 4 11.15m²

Bedroom 5 12m²

Balcony

Overlooking outside dining/recreational area.

Games and TV Room 51m²

ADDITIONAL INFORMATION

Shops and Services

The house is 1km from the village of Saint-Hilaire la Palud where there is a baker, butcher, bar and tabac, pharmacy, medical centre, restaurant, pizza delivery, baguette machine and a bustling Sunday morning market with fresh fish, butcher with rotisserie and fresh fruit and vegetables.

Heating - Log Burner and Electric Radiators.

Mains drainage

Habitable accommodation = 182m²

Land area = approx.. half an acre

Recent tax fonciere = 1089 euros

OUTBUILDINGS

Covered Area 110m²

Huge covered outdoor sitting/eating/recreational area with table tennis table.

Stone built Pool House (originally a pig sty)

Large garage and store rooms

ABOUT THE AREA

The house is in the heart of the Marais Poitevin - sometimes called the Green Venice because of the hundreds of rivers and streams that criss-cross the area. Every village has its own port from where you can take boats and walk or cycle along the water's edge. And it's only 25 minutes to the chic town of La Rochelle and the magical Ile de Re with its charming villages, harbours, golden beaches and oyster farms. Other transport links are also good - you are 20 minutes from the TGV at Niort, easily accessible from the A10 and A83 and only 3 hours from Saint-Malo.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.