

**Reference:** N10683E  
**Location:** Deux-Sèvres (79) - Hanc  
**Type:** House  
**Setting:** village  
**Bedrooms:** 4  
**Bathrooms:** 4  
**Habitable:** 231 m2  
**Land size:** 3 280 m2  
**Condition:** 1st Class Condition  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** 5 Km  
**Pool:** Yes  
**Outbuildings:** Yes



This traditional stone house has been enlarged by the present owners with all works being carried out by local artisans and now offers spacious and bright rooms set in the village of Hanc not far from Chef Boutonne with weekly markets, supermarkets, bars and restaurants. The property is double glazed and has oil-fired central heating.

Central hallway has a wooden floor, full height storage cupboards, beams, feature bull's eye window and door to the front. To the left is the lounge with 2 windows to the front, beams, Charentaise fireplace with enamelled wood burning stove and wood floor. To the right is a further reception room with a tiled floor, patio doors to the front terrace, beams, stairs up to the first floor with storage cupboard beneath the stairs, exposed stone walls and fireplace with wood burning stove. Fully fitted breakfast kitchen with tiled floor, triple french door to the front terrace, stairs up to the master bedroom with storage pantry beneath the stairs, the kitchen has a good range of units with an oven, double butler's sink, island unit and plenty of room for a table and sofa. Laundry room with wood floor, plumbing for washing machine and sink, Shower room with window to the side, large shower, sink and wc, Boiler room with oil fired central heating boiler.

The stairs from the kitchen lead to a generous office area with velux window, beams and high sloping ceiling. Master bedroom with high sloping ceiling, beams, window to the front and en-suite shower room with velux, shower, sink and wc. The other main staircase leads to a large landing area with beams, three generous double bedrooms each with a window to the front and high sloping ceilings with beams. Family bathroom with window to the front, bath with shower over, sink and wc. Further shower room with window to the side.

Across the gravelled courtyard from the house are the stone outbuildings including a garage (21m2), workshop (22m2) both have electrical supply lighting and solid floors and open hangar (38m2), there are further small storage stone buildings.

The gardens are mainly laid to lawn with mature planting and the heated 9 x 5m pool has a wood terrace overlooking the lovely open views.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.  
TTC Prix affiché : 241 500€ \*  
(\* Les honoraires de l'agence sont à la charge du vendeur)  
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€241,500

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

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