

**Reference:** N11063  
**Location:** Deux-Sèvres (79) - Allionay  
**Type:** House  
**Setting:** Hamlet  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Habitable:** 183 m2  
**Land size:** 1 637 m2  
**Condition:** Ready move in  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** 4 Km  
**Pool:** Yes  
**Outbuildings:** Yes



This detached stone house sits in a small hamlet 4 Km from the market town of Chef Boutonne and offers spacious and light reception rooms, 2 ensuite bedrooms plus 2 more which share a family bathroom. The private garden has an above ground heated pool and electric entrance gates. Sold fully furnished.

Central hallway with tiled floor, feature bull's eye window, lovely central staircase and a useful cloakroom off. To the right is the large and bright lounge with 2 windows to the front, wood panelling, Charentaise fireplace with wood burning stove and carpet. To the other side of the hall is the dining room with a Charentaise fireplace and wood burning stove, tiled floor, beams and window to the front. Arch leads through to the fully fitted kitchen fitted with a good range of units including 2 ovens, electric hob, window to the front and a tiled floor. Useful utility room with door and window to the front, tiled floor, fitted units with sink, dishwasher and washing machine.

The staircase divides to service the 2 wings of the house To the right tis the generous master suite with fitted dressing room with window to the front, bedroom area with carpet, his shower room and her bathroom or vice versa depending your needs! To the left we have another ensuite double bedroom, 2 further double bedrooms and a family bathroom.

Attached to the house is a workshop with mezzanine above and a bread oven.

Across the driveway is the solar heated above ground pool which is surrounded by lovely stone walls. Wood storage shed and hangar used as a garage.

The gravelled driveway has plenty of space for parking many cars and is accessed by electric gates. The gardens are completely enclosed (1 637m2) are to the front of the house and are many laid to lawn with mature trees.

Market town of Chef Boutonne is 4Km away and has 2 supermarkets,, cinema, schools, doctors, bakeries, swimming pool in fact all you would need on a daily basis. Niort and Poitiers are 45 minutes drive and La Rochelle just over an hour and 15 minutes.

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

TTC Prix affiché : 169 600€ \*

(\* Les honoraires de l'agence (6%) sont à la charge du vendeur 160 000€ hors honoraires)

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€169,600

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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