

**Reference:** N10980  
**Location:** Deux-Sèvres (79) - Chail  
**Type:** House  
**Setting:** Hamlet  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Habitable:** 195 m2  
**Land size:** 3 860 m2  
**Condition:** Ready to move in  
**Year built:** 1900  
**Heating:** Wood/Electric  
**Shops:** 7 Km  
**Pool:** No  
**Outbuildings:** Yes



This detached beautifully renovated property sits in the middle of a secure garden and offers spacious and light filled accommodation with 3 reception rooms, 4 bedrooms and 3 bathrooms retaining original features.

Central entrance hall with oak floor, beams and 2 built in storage cupboards. To the right is the dual aspect lounge with herringbone parquet flooring, exposed stone wall, beams, woodburning stove, window to the side and french doors to the front. To the left off the hall is the dining room with beams and window to the front. To the rear is the fully fitted breakfast kitchen with travertine floor, Charentaise stone fireplace with woodburning stove, granite worktops, window to the rear, and door to the side. Laundry room with travertine floor, window to the rear, fully fitted with units, plumbing for washing machine, shower and cupboard containing the water heater. Useful separate wc. Office (or bedroom) with 2 built in cupboards, french doors to the rear terrace and window to the side.

On the first floor there is a large landing area with velux window, exposed stone walls, beams, access to attic space for extra storage and solid pine flooring. Master bedroom has a window to the front, pine floor and exposed beams in high sloping ceiling, en-suite shower room with tiled floor and walls and window to the side. Two further double bedrooms with windows to the front, pine floor and exposed beams in high sloping ceiling. Family shower room with velux window. Bedroom 4 - has a window to the front, pine floor and exposed beams in high sloping ceiling, en-suite shower room with tiled floor and walls and window to the side.

Detached garage and workshop.

Enclosed and secure gardens completely surround the house, there is a vehicle access gate and gravelled parking area, rear terrace and the fruit trees.

Double glazing throughout and tastefully decorated. Drainage system will need upgrading.

7km from the Romanesque town of Melle with a weekly market, cinema, swimming pools and great restaurants and bars. Niort and Poitiers are just over 30minutes drive.

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

TTC Prix affiché : 185 500€ \*

(\* Les honoraires de l'agence (6%) inclus sont à la charge du vendeur)

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€185,500

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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