

**VILLAGE HOUSE and A CHAPEL WITH  
VAULTED CEILING.**

Country House For Sale

**VILLAGE HOUSE and A CHAPEL WITH VAULTED CEILING.**

Price: €89,300

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Ardin Poitou-Charentes, 79160

**VILLAGE HOUSE and A CHAPEL WITH VAULTED CEILING.**

180m2 of habitable space, 5 large bedrooms, part double glazing, re-roofed 2012/2013, fosse septic, a well, central heating and the vaulted Chapel, for conversion.

CHAPEL: with arched windows and arched front door.

MAIN ROOM 24m2, BATHROOM 4.5m2 with a WC, L-SHAPPED HALL 8m2 with the original flagstone floor and access to the house.

1st floor of the Chapel 44m2 with a fabulous vaulted ceiling. Head height 3.3m.

**HOUSE:**

ENTRANCE HALL 13.20m2, CELLAR 18m2, KITCHEN-DINING ROOM 37m2 with fireplace, LOUNGE 20m2, BATHROOM 5.40m2 with a bath, HALL with door to the Chapel.

1st floor: original wooden floor throughout.

3 BEDROOMS 35.5m2, 21.70m2 with an openfire and 12m2.

2nd floor: 2 BEDROOMS 22.20m2 and 16m2.

Garden to the rear with a well, of 507m2 / 5457 ft2. An outbuilding and a lean-to.

Within easy walking distance to the village centre (bakers, primary school, village hall, hairdressers, tabac, bar and restaurant. Bus connection to local towns.

The market town of Coulonges-sur-l'autize 79160 is 5km, with a Supermarket, shops, Vets, Doctors, taxi

service, restaurants and bars. The Deux-Sevres region has many places of interest; the riverside town of Coulon 79510 (part of the Marais Poitevin) is 20km from this property, the bigger town of Niort 79000 is 20km south. Fontenay-le-Comte, in the Vendee 21km to the west. Continue a further 33km and you arrive at the coastal town of La Rochelle with an airport with regular flights to and from the UK. 3h15 to the ferry port of St Malo. 5h to Dieppe ferry terminal.

Price 89 300 euros including agency fee, to be paid by the purchaser upon completion. 84 500 euros net vendor.

Sizes approximative and full description available upon request.

