

**Reduced to Sell! Owner motivated!****Country House For Sale****Reduced to Sell! Owner motivated!****Price:** €64,800**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Le Busseau Poitou-  
Charentes, 79240

A property in the countryside with views and garden, includes a detached house, partly renovated, habitable but there is work to do including roof repairs. There's a barn with a tin roof for conversion (planning permission for a house has expired but could be sought), a stone greenhouse, small stable block and land of 4195m2 including a paddock.

In the house, the ground floor consists of a kitchen / dining room, living room with fireplace, laundry/back kitchen, shower room, wc, and bedroom. There are two staircases, one at each end of the house. On the 1st floor off the landing there is a bathroom and 3 possible bedrooms. There's also a cellar and a terrace.

It is situated next to a farm between Le Busseau, with a bakery, a 9 minute drive and L'Absie with a supermarket, shops and most services is 6 mins; 30 mins south of Bressuire with all shops and services, Pescalès (European Fishing Centre) is 15 mins, the Puy de Fou historical theme park is 50 mins and Vendée beaches, Nantes and La Rochelle are 90 mins. Airports are easily accessible: Poitiers 1 hr 15 mins, La Rochelle 1 hr 20 mins, Nantes 1 hr 40 mins. The Ports of Caen, Dieppe and Le Havre are a 4-5 hours' drive.

The sales price includes agency fees of 4,800 euros (60 000 euros net price). The fees are paid by the buyer at the signing of the act of property.