



DESCRIPTION

Here is a ****clearer, more attractive property advert rewrite**** while keeping all the important information. I've structured it more like an estate-agent listing so it reads smoothly and highlights the key selling points.

Charming Country Property with Orchard, Outbuildings and Development Potential

Ideally located in the countryside yet close to local amenities, this spacious property sits within its own private grounds and benefits from a beautiful orchard planted with numerous fruit trees. Offering approximately 205 m² of ground-floor living space, the house provides generous rooms and excellent potential for further development, with some finishing work still to be completed.

Local amenities can be found in Thénézay (3.5 km) and Chalandray (6 km), with larger towns nearby including Parthenay (26 km), Poitiers (31 km). Transport links include Poitiers airport and TGV station

Heating & Energy

The property is equipped with a brand-new wood-pellet boiler system and a thermodynamic hot-water heater, providing efficient modern heating.

Ground Floor (Approx. 205 m²)

- * Spacious entrance hall (25 m²) with extensive built-in storage
- * Kitchen / dining room (30 m²) with newly fitted units and a new cook-on wood-burning stove with oven
- * Bedroom 1 (18 m²)
- * Garden entrance hall
- * WC
- * Bedroom 2 (13 m²)
- * Impressive living room (57 m²) featuring a fireplace and charming window seats

LOCAL TAXES

Taxe foncière: **1200 EUR**

NOTES