



## €259950 - Character Stone House For Sale With Swimming Pool In A Charente Village



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 259,950

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Cellefrouin
Veröffentlicht:	19.11.2024

#### Beschreibung:

Beautiful house with lots of character in a lovely, hilly village between Champagne-Mouton and Cellefrouin. All you have to do is put your suitcases down and decorate to your taste if you wish. The location is ideal for enjoying the warm Charente days in summer: swimming pool, shaded terrace and well maintained garden. And of course, the river Sonnette, which flows through the village and makes for great walks around the village. The property comes with a super stone barn just crying out to be converted.

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#### Ground floor

- Fitted kitchen (15m<sup>2</sup>): tiled floor
- Living room (43m<sup>2</sup>): tiled floor, wood-burning stove
- Entrance hall (8m<sup>2</sup>)



- WC (2m2): tiled floor, washbasin
- Art studio (19m2): tiled floor, could be used as a 4th bedroom
- Workshop (7m2): tiled floor
- Boiler room (18m2): tiled floor, boiler, oil tank

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## 1st floor

- Landing (5m2): carpet, storage cupboards, velux window
- Bedroom 1 (12m2): carpet
- Bedroom 2 (14m2) carpet, cupboard with shower room (4m2): parquet flooring, shower, washbasin, WC
- Bedroom 3 (12m2): carpet
- Bathroom (3m2): tiled floor, WC, washbasin, bath

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## Exterior

- Courtyard to front and rear
- Fenced Garden
- Heated swimming pool
- Adjoining barn of 100m2 with concrete floor, roof in very good condition, space for 2 cars and private courtyard

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Zustand: Sehr gut

### **Allgemein**

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	145 m <sup>2</sup>



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Grundstücksgröße: 3.351 m<sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt: 6  
Innenausstattung: Fitted kitchen

### **Gebäudedetails**

Außen-Ausstattung: Pool  
Anzahl Etagen: 2

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX6.399.299

