



€134400 - Attractive 2 Bedroomed Stone Property



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 134,400

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Chef-Boutonne
Veröffentlicht:	10.12.2024

Beschreibung:

Attractive 2 bedroomed stone house in a small, rural hamlet, with half an acre of enclosed garden with fruit trees, 2 wells and outbuildings, and an additional plot nearby of just over a quarter of an acre.

Although rural, main commerce is only a 7 minute drive to Brioux-Sur-Boutonne, or around 12 minutes to Chef-Boutonne.

The property is heated by a wood-fired central heating system through the stove in the kitchen. The septic tank is non-conforming but the preliminary steps have been taken for a new drainage system, with approval for a microsystem.

The property is ideal for anyone enjoying the outdoor life with plenty of space for a smallholding and growing vegetables.

In detail it comprises :-



Ground floor :

Farmhouse style kitchen/dining-room (22.5m²) Beamed ceiling. Tiled floor. Fireplace with a wood-burning stove which fires the central-heating system and can also be used for cooking. The kitchen is equipped with an integrated fridge, electric oven and gas hob.

Hallway (3m²) with an understairs cupboard area. Tiled floor.

Lounge (18m²) Laminate flooring. Beams.

Shower room (5m²) Shower, basin and wc

Upstairs :

Landing

Master bedroom (27m² overall) Beams and wooden floor. Bathroom (bath, shower, wc and handbasin). Tiled floor

Bedroom 2 (17.5m²) Wooden floor

Outside :

Enclosed garden with 2 wells and fruit trees including cherry, pear, peach, nectarine and fig

Outbuilding/utility room (13m²) with a separate storage room (10m²)

Log store

Double garage (40m²) overall with a workshop (12m²) and a cellar

Open-fronted hangar (approximately 120m² overall) with height for a motorhome one on side

Chicken coop

Separate plot of land (1132m²) a couple of minutes on foot from the property with cherry and peach trees. Ideal vegetable plot.

Information on the risks to which this property is exposed is available on the Georisques website:



www.georisques.gouv.fr

Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m ² :	95 m ²
Grundstücksgröße:	3.202 m ²

Zimmerdetails

Zimmer insgesamt:	4
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX6.487.256
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