



## €299900 - Beautiful Detached 4 Bedroomed Stone Property



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 340,846.05

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	17/11/2023

#### Περιγραφή:

This charming detached 4 bedroomed stone property is full of character and has a lovely cosy feel. It is situated in a small hamlet on the outskirts of Blanzay, which has a boulangerie and restaurant, and 8km from Civray where all main commerce can be found.

The property is double-glazed, heated by a combination of gas central heating, a wood burner and a pellet burner, and is on mains drains.

Access to the property is along a driveway to electric gates. There is a super large barn, plus several smaller outbuildings, a beautiful mature garden with fruit trees, a well and a pond. The property is very private and a real haven of peace.

The outbuildings provide the opportunity for workshops or (with relevant permissions), conversion to additional accommodation, all in a beautiful setting.

In detail the property comprises :-

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## Ground floor:

Fully fitted kitchen (17.5m<sup>2</sup>). There is a good range of units, and the cooker and extractor are included. Tiled floor and door to the front

Lounge (35m<sup>2</sup>) Parquet floor, exposed stone walls, fireplace and wood burner

Dining-room (33m<sup>2</sup>) Wooden floor, beams, exposed stone walls. Fireplace with pellet burner

Bedroom 1 (11m<sup>2</sup>) with en-suite shower room (3.8m<sup>2</sup>) with a shower, vanity unit and wc

Office (11.5m<sup>2</sup>) Tiled floor. Staircase to the first floor

Shower room (6.85m<sup>2</sup>) Shower, wc and vanity unit. Heated towel rail. Extractor

Utility room (10.8m<sup>2</sup>) Tiled floor. Gas central heating boiler. Door to the rear courtyard and garden

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## Upstairs:

Large landing (17m<sup>2</sup>) Wooden floor and beams. Storage cupboard

Bedroom 2 (25.4m<sup>2</sup>) Wooden floor and beams

Bedroom 3 (15m<sup>2</sup>) Beams

Bedroom 4 (9.5m<sup>2</sup>) Beams

Bathroom (4m<sup>2</sup>) Bath, vanity unit and heated towel rail

WC (1.2m<sup>2</sup>) with a handbasin

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## Outside:

Driveway to the property with electric gates

Large garden with mature trees, a well and a fish pond

Terraced areas to the front and rear

Large barn (165m<sup>2</sup>), an outbuilding of approximately 45m<sup>2</sup>, and other smaller outbuildings



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)

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	202 τ.μ
Μέγεθος αυλής:	5.378 τ.μ

## Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Ναί
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## Building details

Αριθμός ορόφων:	2
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX5.134.785
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