



€139700 - Exclusive! Countryside Stone Property With 2 Acres Of Land



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:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 139,700

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Lezay
Δημοσιεύθηκε:	16/08/2024

Περιγραφή:

Exclusive! Two-bedroomed stone property with a large barn, annexe for guests, and a lovely plot of land of around 2 acres.

The property is tucked away in a small hamlet, but only 10 minutes by car to the market town of Lezay which has all your daily needs including a twice-weekly market, a supermarket, doctors, bars, restaurants and banks.

In detail the property comprises :-

Ground floor :

Fitted dining-kitchen (28m²) with a tiled floor, beams, and a range of units. The white goods can be included. French-windows to the front

Lounge (26m²) Tiled floor, beams and French-windows to the front



Utility room (7m²) with a wc

Upstairs :

Landing

Bedroom 1 (25m²) Laminate floor (on top of a wooden floor) and a large walk-dressing room (8m²)

Bedroom 2 (15m²) Carpet (on top of a wooden floor). Beamed ceiling.

Shower room (9m²) Shower, double-sink unit, wc.

Outside :

Entrance to the property via electric gates into a large courtyard with space to park several cars

Barn (approximately 65m²)

Annex (attached to the barn) with a room of around 31m² (used as a bedroom) and a wet room (7.5m²)

Other outbuildings including an old stable and small stone storage sheds (5m² and 6m²) and a summer room

Above-ground swimming pool (the water is heated by solar panels) and covered terrace

Garden, field, fruit trees (cherry, apple, plum and walnut), a working well with a pump, and an old bread oven.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	8.235 τ.μ



Room details

Total rooms: 4

Building details

Outdoor Amenities: Pool

Αριθμός ορόφων: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.023.514

