



## €326300 - Large 18th Century House with 7 Bedrooms and Swimming Pool, Near Brux And Used For Airbnb



### 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 371,475.42 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Δημοσιεύθηκε:          | 05/04/2025         |

### Περιγραφή:

Elegant 18th-century residence combining charm and modern comforts situated in a small hamlet and in a no-through road.

Treat yourself to an exceptional quality of life in this magnificent country house. With seven spacious bedrooms, four of which are en suite, it is ideal for a large family or a prestigious Airbnb activity.

Enjoy the long evenings and relax by its large in-ground pool. Situated in a peaceful hamlet, close to a charming village and just 8 km from the shops, this property also has central heating for optimum comfort all year round.

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Main house

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Ground floor



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- Kitchen / Dining room (46m2): tiled floor, wood burner, beams, stone walls
  - Cellar (4m2): tiled floor, washing machine connection
  - Corridor (4m2): tiled floor
  - Dining room / Lounge (40m2): tiled floor, wood burner, beams, stone walls
  - Bedroom (21m2): private shower room (2 m2) with shower, dressing room (5 m2) and WC (2 m2) with washbasin, all on a tiled floor
  - Bedroom (10m2): tiled floor
  - WC (1m2): tiled floor, washbasin
  - Bedroom (12m2): en-suite shower room (2m2) with shower and washbasin, all with tiled floor

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## Upstairs

- Mezzanine (20m2): parquet flooring, stone, sloping-ceiling
- Bathroom (18m2): wooden floor, beams, velux window, bath, shower, 2 hand basins, WC
- Bedroom 4 (22m2): wooden floor, beams, stone
- Bedroom 5 (32m2): wooden floor, beams, stone (access via bedroom 4)

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## Annexe / Airbnb Part

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## Ground floor

- Living room (39m2): Travertine tiled floor, stone, beams, bread oven

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## First floor

- Bedroom (13m2): laminate floor, private shower room (3. 5m2) including WC, washbasin, shower, with linoleum floor



-Bedroom (11m2): laminate floor, private shower room (3m2) including WC, washbasin, shower, with linoleum floor

-Landing (1m2): linoleum

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## Exterior

-Beautiful hangar (100m2): gravel

-Inground swimming pool (12m x 6m): liner, sand filter, outdoor shower

-Pool house / dovecote

-Garden, vegetable garden, well

-Old Animal Barn (90m2) with roof in very good condition: possibility of creating a gite

-Chicken house, orchard

-Barn (150m2): adjoining the house with boiler, space for camping car / 6 cars, roof in fairly good condition

-All on a surface area of 4588m2

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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)

|                 |           |
|-----------------|-----------|
| Κατάσταση:      | Very Good |
| Κατασκευάστηκε: | 1789      |

## Κοινά

|                               |           |
|-------------------------------|-----------|
| Κρεβατοκάμαρες:               | 7         |
| Μπάνια:                       | 5         |
| Τελειωμένα τετραγωνικά πόδια: | 323 τ.μ   |
| Μέγεθος αυλής:                | 4.588 τ.μ |

## Room details

|              |    |
|--------------|----|
| Total rooms: | 12 |
|--------------|----|

## Utility details



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

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Heating: Ναί

## Building details

Outdoor Amenities: Pool

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.785.751

