



## €260500 - Beautifully Renovated Detached 4 Bedroomed Property



### Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 283,450.96

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Publicado:	28/06/2024

### Descripción:

**EXCLUSIVE !** Beautifully presented detached 4 bedroomed property in a small hamlet in South Vienne, with a lovely mature garden of over an acre with fruit trees and open views over the surrounding countryside. There is also an extra orchard within a couple of minutes' walk from the property. In addition, two covered terraces enable an outdoor lifestyle to be fully enjoyed.

The property has been tastefully renovated to a high standard and provides comfortable living. It has been well-insulated, has double glazing, a combination oil and wood-fired central heating system, and 2 new wood burning stoves.

There is an attached barn which (with relevant permissions) could allow an extension to the property or the creation of guest accommodation, another barn/workshop, and an open-fronted hangar with space for 3 vehicles and with adequate height for caravans or motorhomes.

### Ground floor

Entrance hall (10m<sup>2</sup>) Tiled floor.



Shower room (3m<sup>2</sup>). Wooden floor. Shower, handbasin and wc. Heated towel-rail

Fitted and equipped dining-kitchen (15m<sup>2</sup>) with a well-thought-out range of base and wall units. Integrated electric oven, gas hob, fridge and dishwasher.

Lounge (27m<sup>2</sup>) Beamed ceiling and wooden floor. Fireplace with a wood burner, and French windows leading to the covered terrace at the rear

Dining-room (25m<sup>2</sup>). Tiled floor, beamed ceiling, fireplace with wood burner, and French doors leading to the covered terrace at the rear

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Upstairs : Fully carpeted throughout

Landing with a mezzanine/office space

Bedroom 1 (13.5m<sup>2</sup>) Beams. Access to the office space on the mezzanine

Bedroom 2 (13m<sup>2</sup>) Beams

Bedroom 3 (14m<sup>2</sup>) Beams

Bedroom 4 (11m<sup>2</sup>) Beams. Views to both the front and back

Bathroom (6m<sup>2</sup>) Jacuzzi bath with shower. Vanity unit and heated towel rail

WC

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Outside

Beautiful garden with mature trees and fruit trees

2 covered terraces

Attached barn with 2 rooms on the ground floor of (30m<sup>2</sup>) and (42m<sup>2</sup>), both with double doors opening onto the front garden, and 2 rooms above. The first room, which is directly off the kitchen, houses the central heating boiler and has a laundry area, and the staircase to the upper floor.

Workshop (2 rooms, of 16m<sup>2</sup> and 45m<sup>2</sup>) with water and electricity

Open fronted hangar/woodstore



Cellar (under the lounge), accessed by steps outside at the front of the house

Separate orchard on a plot of 1320m2, around 150m from the house

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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)

## Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	162 m2
Tamaño del lote:	6.409 m2

## Room details

Total rooms:	7
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## Utility details

Heating:	Sí
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## Building details

Número de plantas:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.868.890

