



## 18th c. house, 160m<sup>2</sup>, beautiful renovation, wide views, adjacent barn to be finished



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 251,391.78

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Lencloitre
Indicatif régional:	86140
Soumis:	06/05/2024

### Description:

**This 18th c, light and spacious, stone house has been recently renovated to the highest standards, the interior being a mix of modern and traditional. Approx. 160m<sup>2</sup> of living space (extendable to approx. 245m<sup>2</sup>) and approx. 2300m<sup>2</sup> of land. Located in a hamlet near the historic town of Richelieu and having wide views over towards the hills. There are 3 bedrooms and 3 bath/shower-rooms (one en-suite). The building is L-shaped, with an attached barn. Conversion of the barn has begun (\* see below) and if completed could provide a large salon and a large en-suite 4th bedroom.**

### HOUSE

#### Ground floor

LIVING /DINING-ROOM (future hall/dining-room?) – 6.9 x 4.4m (30.4m<sup>2</sup>) – ceiling height: 2.5m – insert stove – doors to terrace and main garden  
CORRIDOR – 2.8 x 1.0m (2.8m<sup>2</sup>)  
KITCHEN – 4.9 x 4.2m (20.6m<sup>2</sup>) – ceiling height: 2.2m – large window overlooking hedged courtyard  
SHOWER-ROOM / UTILITY-ROOM / WC – 3.8 x 2.4m (9.1m<sup>2</sup>) – cupboard  
SALON – off living-room (conversion begun) – 10.0 x 4.5m (45.0m<sup>2</sup>) – ceiling height: 2.3m



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## First floor

LANDING – 4.3 x 2.1m (9.0m<sup>2</sup>) – beam height: 1.8m – cupboards

BEDROOM 1 – 5.0 x 4.8 x 4.4m (24.0m<sup>2</sup>) – fitted wardrobe

Including EN-SUITE SHOWER-ROOM / WC – 3.1 x 1.5m (4.7m<sup>2</sup>)

LOBBY 1 – 3.2 x 1.5m (4.8m<sup>2</sup>)

BEDROOM 2 / OFFICE – 5.6 x 3.6m (20.1m<sup>2</sup>) – fitted wardrobe

CORRIDOR – 2.0 x 0.9m (1.8m<sup>2</sup>)

LOBBY 2 – 2.0 x 1.7m (3.4m<sup>2</sup>)

BEDROOM 3 – 4.9 x 4.7m (23.0m<sup>2</sup>) – ceiling height: 2.5m – fitted wardrobe

BATHROOM / WC – 3.2 x 2.4m (7.7m<sup>2</sup>) – whirlpool bath

LOBBY 3 – 2.4 x 1.3m (3.1m<sup>2</sup>)

Door to BEDROOM 4 (conversion begun) – 10.0 x 4.5m (45.0m<sup>2</sup>)

## Second floor

LOFT – with loft ladder

**Cellar** – 7.0 x 3.1m (21.7m<sup>2</sup>) – beam height: 1.7m

## OUTSIDE

ELECTRIC entry GATES with video system

Graveled CAR PARK AREA for 4 cars and concreted area for garage/car port.

FRUIT TREES: 1 apple tree, 2 plum trees, 1 cherry tree

3 WATER TAPS and ELECTRIC SOCKET

## GENERAL INFORMATION

General condition: excellent

Re-wired between 2004 and 2006

Heating: heat pump electric – reversible heat/air conditioning all main rooms.

Ventilation system throughout

Drainage: fosse toutes eaux – conforms (installed 2004)

Double glazing throughout

All walls insulated with Rockwool plasterboard and heat reflective foil

Plentiful supply of power sockets

TV and phone points in every room (except bathrooms and utility room).

Satellite broadband

Villages 2kms away with baker, minimarket, post-office, nursery and primary school

2 little towns, Richelieu and Lençloître each 7kms away with all basic amenities such as supermarket,

doctors, dentist, bank, secondary school... and an excellent large monthly fair

25mins from the town of Châtelleraut with all amenities including TGV station with direct trains to Lille connecting with Eurostar

Poitiers and Tours airport 35 and 40mins away – low-cost flights to London all year round, more flights to the UK during the summer season



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Channel ports between 4 and 6 hours' drive

(\* ) The barn section has an existing tiled concrete floor and has been re-roofed, double glazed, the walls prepared and a ceiling/floor created. Electricity, water and drainage are ready for connection. The ground floor could, as originally intended, become a large salon or it could be left as a barn. The 1st floor was intended to become a large en-suite bedroom. There are doors from the main house at both these levels into the barn section.

**These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.**

Agency commission of 5,5 % (12,100€) is included in the quoted price and is payable by the buyer.

Price before commission: 220,000€

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

## **FURTHER INFORMATION**

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### **Commun**

Chambres:	3
Pied carré fini:	160 m <sup>2</sup>
Dimesions du lot:	2300 m <sup>2</sup>

### **Energy efficiency**

Consommation énergétique (kWh/m <sup>2</sup> /an):	228
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### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web:	<a href="http://www.arkadia.com/PFYR-T182589/?utm_ca">http://www.arkadia.com/PFYR-T182589/?utm_ca</a>
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