



## €259950 - Character Stone House For Sale With Swimming Pool In A Charente Village



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 259,950

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Cellefrouin
Soumis:	19/11/2024

#### Description:

Beautiful house with lots of character in a lovely, hilly village between Champagne-Mouton and Cellefrouin. All you have to do is put your suitcases down and decorate to your taste if you wish. The location is ideal for enjoying the warm Charente days in summer: swimming pool, shaded terrace and well maintained garden. And of course, the river Sonnette, which flows through the village and makes for great walks around the village. The property comes with a super stone barn just crying out to be converted.

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#### Ground floor

- Fitted kitchen (15m<sup>2</sup>): tiled floor
- Living room (43m<sup>2</sup>): tiled floor, wood-burning stove
- Entrance hall (8m<sup>2</sup>)



- WC (2m2): tiled floor, washbasin
- Art studio (19m2): tiled floor, could be used as a 4th bedroom
- Workshop (7m2): tiled floor
- Boiler room (18m2): tiled floor, boiler, oil tank

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## 1st floor

- Landing (5m2): carpet, storage cupboards, velux window
- Bedroom 1 (12m2): carpet
- Bedroom 2 (14m2) carpet, cupboard with shower room (4m2): parquet flooring, shower, washbasin, WC
- Bedroom 3 (12m2): carpet
- Bathroom (3m2): tiled floor, WC, washbasin, bath

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## Exterior

- Courtyard to front and rear
- Fenced Garden
- Heated swimming pool
- Adjoining barn of 100m2 with concrete floor, roof in very good condition, space for 2 cars and private courtyard

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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)

Condition: Very Good

### **Commun**

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 145 m<sup>2</sup>



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Dimesions du lot: 3.351 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Outdoor Amenities: Pool  
Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.399.299

