



## €134400 - Attractive 2 Bedroomed Stone Property



### Information de l'agent

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Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 134,400

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Chef-Boutonne
Soumis:	10/12/2024

#### Description:

Attractive 2 bedroomed stone house in a small, rural hamlet, with half an acre of enclosed garden with fruit trees, 2 wells and outbuildings, and an additional plot nearby of just over a quarter of an acre.

Although rural, main commerce is only a 7 minute drive to Brioux-Sur-Boutonne, or around 12 minutes to Chef-Boutonne.

The property is heated by a wood-fired central heating system through the stove in the kitchen. The septic tank is non-conforming but the preliminary steps have been taken for a new drainage system, with approval for a microsystem.

The property is ideal for anyone enjoying the outdoor life with plenty of space for a smallholding and growing vegetables.

In detail it comprises :-

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## Ground floor :

Farmhouse style kitchen/dining-room (22.5m<sup>2</sup>) Beamed ceiling. Tiled floor. Fireplace with a wood-burning stove which fires the central-heating system and can also be used for cooking. The kitchen is equipped with an integrated fridge, electric oven and gas hob.

Hallway (3m<sup>2</sup>) with an understairs cupboard area. Tiled floor.

Lounge (18m<sup>2</sup>) Laminate flooring. Beams.

Shower room (5m<sup>2</sup>) Shower, basin and wc

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## Upstairs :

Landing

Master bedroom (27m<sup>2</sup> overall) Beams and wooden floor. Bathroom (bath, shower, wc and handbasin). Tiled floor

Bedroom 2 (17.5m<sup>2</sup>) Wooden floor

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## Outside :

Enclosed garden with 2 wells and fruit trees including cherry, pear, peach, nectarine and fig

Outbuilding/utility room (13m<sup>2</sup>) with a separate storage room (10m<sup>2</sup>)

Log store

Double garage (40m<sup>2</sup>) overall with a workshop (12m<sup>2</sup>) and a cellar

Open-fronted hangar (approximately 120m<sup>2</sup> overall) with height for a motorhome one on side

Chicken coop

Separate plot of land (1132m<sup>2</sup>) a couple of minutes on foot from the property with cherry and peach trees. Ideal vegetable plot.

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



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[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 95 m<sup>2</sup>  
Dimensions du lot: 3.202 m<sup>2</sup>

## Room details

Total rooms: 4

## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.256

