



€96700 - Beautiful Stone House In Charente For Sale. Not Overlooked



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
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 96,700

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Saint-Claud
Soumis:	22/01/2025

Description:

You're sure to fall in love with this charming two-bedroom house, renovated by craftsmen including a new roof and sanitation system. Surrounded by a superb plot of over 3,000 m², you can enjoy the sunny days in this hilly part of the Charente, where numerous walks await you. Close to Saint-Claud and within easy reach of Mansle, the property is in a quiet location but relatively well placed with regard to amenities. No major work required on this property!

Ground floor

-Lounge (30m²): "coeurs de demoiselle" (original Charentais cobbles), wood burner, door to terrace

-Hall (13m²): wooden floor

-Fitted kitchen (27m²): insulated tiled floor, velux window, stone walls and open in a cathedral style to the exposed beams



-Shower room (4m2): lino, WC, bidet, washbasin, shower

1st floor

-Bedroom 1 (28m2): wooden floor, exposed stonework, velux window, very low beam

-Bedroom 2 (17m2): laminate floor, velux, attic, open onto hall via second staircase, exposed stonework

Exterior

-2 garden sheds

-Wood shed

-Garden all around the property

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	102 m ²
Dimesions du lot:	3.262 m ²

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Nombre de pieds carrés:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.617.246
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