



## Country House With 1.5 Hectares of Land



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 199,991

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Luxe
Indicatif régional:	16230
Soumis:	17/02/2025

#### Description:

Country House With 1.5 Hectares of Land, are you in love with the countryside and space? then this property is for you.

This property comprises a 150 m<sup>2</sup> living space house with 4 bedrooms and 1 office. Sanitation up to standard and roofing to be provided. It is still possible to convert up to 55 m<sup>2</sup> of living space on the first floor. There is also a 50 m<sup>2</sup> workshop housing the thermo-dynamic water heater (purchased for 3,700 euros).

The outbuildings opposite the house can accommodate cars, equipment and even horses.

At present, the owners use the land for horses and have even fitted out an outdoor riding arena.

Nearby, you will find woods, paths and the Charente river.

Rooms: 6

Living Area: 150m<sup>2</sup> / 205m<sup>2</sup>



Land Area: 1.5 Hectares  
Heating: Wood and Electric  
Hot Water: Hot Water Tank  
Drainage: Septic Tank [Confiorming]  
Condition: Good Condition  
View: Open View  
Orientation: South-West  
Internet: Fibre Optics

Areas:

- Shower room / Lavatory 12.00 m<sup>2</sup>
- Open kitchen 31.00 m<sup>2</sup>
- Living room 25.00 m<sup>2</sup>
- Bedroom 23.00 m<sup>2</sup>
- Bedroom 12.50 m<sup>2</sup>
- Bedroom 11.00 m<sup>2</sup>
- Bedroom 12.00 m<sup>2</sup>
- Bedroom 12.00 m<sup>2</sup>
- Lavatory 3.00 m<sup>2</sup>
- Bathroom 9.00 m<sup>2</sup>

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.



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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Condition: Good

### Commun

Chambres: 5  
Salle de bains: 2  
Dimensions du lot: 15000 m<sup>2</sup>

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.304

