



€297000 - Superb Detached Property With Pool And Gite



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 297,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Chef-Boutonne
Feladta:	2023. 08. 24.

Leírás:

Superb detached 4 bedroomed property with a pool, gite/studio and outbuildings, situated in the countryside but less than 10 minutes from main commerce and schools. It has an impressive archway entrance and long driveway leading up to the property.

The main house has a beautiful conservatory to the front overlooking the pool area and also on the ground floor a lovely fitted kitchen, 2 generous reception rooms (one of which could be used as a bedroom) and a shower room. On the first floor there are 4 bedrooms and a bathroom.

The gite is independent of the house, and the accommodation all on ground floor level. It would therefore suit someone with reduced mobility. Currently open plan, with a corner kitchen and a shower room, and a sleeping area, but bedrooms could be created with a small modification.

The gite also lends itself to being used as a workshop for creative arts or hobbies etc.

The outbuildings include a double garage with a hobby room above with a shower room, which could alternatively work as a self-contained apartment, and a large workshop with a cellar below.

This is a property which therefore offers flexibility, with potential income streams, space for hobbies and



interests, as well as accommodation for extended family or friends.

In detail it comprises :-

MAIN HOUSE (Oil central heating)

On the ground floor :

Conservatory (40m²) Tiled floor, exposed stone walls

Fitted and equipped kitchen (31m²) Tiled floor, exposed stone walls, and beamed ceiling. The kitchen has integrated appliances (oven, microwave, extractor and dish-washer) and also has retained original features such as a well (covered) and old bread-oven

Lounge (31m²) Tiled floor, beamed ceiling and exposed stone walls. Fireplace with 'insert' wood burner, and French-doors leading to the rear terrace and garden

Shower room (6m²) In the process of being upgraded and will be completed for a sale

Rear entrance hall (13 m²) Tiled floor, exposed stone walls and a cloakroom cupboard. Door to rear of the property and covered terrace

2nd sitting room/study (or potential bedroom) (30m²) Tiled floor, beamed ceiling, exposed stone walls, and door to the covered terrace

Upstairs :-

Landing : wooden floor

Bedroom 1 (13.5m²) Wooden floor

Bedroom 2/dressing room (14m²) Wooden floor

Bedroom 3 (10m²) Wooden floor

Bedroom 4 (10.5m²) Wooden floor

Bathroom (7m²) Tiled floor. Spa bath. Vanity unit

WC (2m²) Tiled floor. Handbasin



GITE/STUDIO (all on one level) Gas central heating

Open-plan living space (76.5m²) with a shower-room, corner kitchen and sleeping area. Tiled floor.

OUTSIDE

Pretty mature garden with fruit trees and 2 ponds (one with a small bridge over it)

In-ground pool (12m x 6m, and around 2.5m at its deepest point)

Covered terrace

Garage : (45m²) with space for 2 cars. Hot water tank and gas boiler.

Hobby room on the first floor (45m²) , with a shower room

Workshop : 2 rooms (35m² and 50m²) with access to the cellar (11m²)

2nd entrance into the rear garden

Small outbuildings (boiler room/storage and a pool house for the pump etc)

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

Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	296 nm
Telekméret:	2.797 nm

Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
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Building details



Outdoor Amenities:
Emeletek száma:

Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX4.785.772

