



€260500 - Beautifully Renovated Detached 4 Bedroomed Property



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 260,500

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Pubblicato:	28/06/2024

Descrizione:

EXCLUSIVE ! Beautifully presented detached 4 bedroomed property in a small hamlet in South Vienne, with a lovely mature garden of over an acre with fruit trees and open views over the surrounding countryside. There is also an extra orchard within a couple of minutes' walk from the property. In addition, two covered terraces enable an outdoor lifestyle to be fully enjoyed.

The property has been tastefully renovated to a high standard and provides comfortable living. It has been well-insulated, has double glazing, a combination oil and wood-fired central heating system, and 2 new wood burning stoves.

There is an attached barn which (with relevant permissions) could allow an extension to the property or the creation of guest accommodation, another barn/workshop, and an open-fronted hangar with space for 3 vehicles and with adequate height for caravans or motorhomes.

Ground floor

Entrance hall (10m²) Tiled floor.



Shower room (3m²). Wooden floor. Shower, handbasin and wc. Heated towel-rail

Fitted and equipped dining-kitchen (15m²) with a well-thought-out range of base and wall units. Integrated electric oven, gas hob, fridge and dishwasher.

Lounge (27m²) Beamed ceiling and wooden floor. Fireplace with a wood burner, and French windows leading to the covered terrace at the rear

Dining-room (25m²). Tiled floor, beamed ceiling, fireplace with wood burner, and French doors leading to the covered terrace at the rear

Upstairs : Fully carpeted throughout

Landing with a mezzanine/office space

Bedroom 1 (13.5m²) Beams. Access to the office space on the mezzanine

Bedroom 2 (13m²) Beams

Bedroom 3 (14m²) Beams

Bedroom 4 (11m²) Beams. Views to both the front and back

Bathroom (6m²) Jacuzzi bath with shower. Vanity unit and heated towel rail

WC

Outside

Beautiful garden with mature trees and fruit trees

2 covered terraces

Attached barn with 2 rooms on the ground floor of (30m²) and (42m²), both with double doors opening onto the front garden, and 2 rooms above. The first room, which is directly off the kitchen, houses the central heating boiler and has a laundry area, and the staircase to the upper floor.

Workshop (2 rooms, of 16m² and 45m²) with water and electricity

Open fronted hangar/woodstore



Cellar (under the lounge), accessed by steps outside at the front of the house

Separate orchard on a plot of 1320m², around 150m from the house

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

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	162 mq
Dimensione del lotto:	6.409 mq

Room details

Total rooms:	7
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Utility details

Heating:	Si
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Building details

Numero di piani:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX5.868.890

