



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



### 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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 96,700

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Saint-Claud
Publicato:	22/01/2025

### Descrizione:

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 m<sup>2</sup>, 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 (30m<sup>2</sup>): "coeurs de demoiselle" (original Charentais cobbles), wood burner, door to terrace

-Hall (13m<sup>2</sup>): wooden floor

-Fitted kitchen (27m<sup>2</sup>): insulated tiled floor, velux window, stone walls and open in a cathedral style to the exposed beams



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

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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

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Exterior

-2 garden sheds

-Wood shed

-Garden all around the property

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	102 mq
Dimensione del lotto:	3.262 mq

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.617.246
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<https://www.imlix.com/it/>

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