



€148925 - Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views.



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 169,258.08

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Chef-Boutonne
Geplaatst:	28-07-2023
Omschrijving:	

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

HOUSE 1

Ground floor

-Entrance (11m2): Flagstone floor

-Fitted kitchen (23m2): Tiled floor, wood burner and electric heating

- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating



- Shower room (4m2): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m2): Earth floor with door to small rear outside space with a well

Upstairs

- Landing (20m2): Wood floor, cupboard (with hot water tank dating from 2018)
- Bedroom 1 (18m2) Wood floor with private shower room (3m2); tiled floor, toilet, shower, sink
- Bedroom 2 (18m2): Wood floor
- Bathroom (5m2): Tiled floor, bath with shower, WC, washbasin
- Bedroom 3 (22m2): Wood floor

HOUSE 2

Ground floor

- Living room (34m2): Tiled floor, basic kitchen, insert wood burner
- Bedroom 1 (14m2): Wood floor
- Bedroom 2 (12m2): Wood floor
- Shower room (3m2): tiled floor, bidet, sink, shower, WC
- Hallway (3m2): tiled floor

Upstairs

- Bedroom 3 (15m2): Wood floor
- Bedroom 4 (14m2): Wood floor
- Attic 40m2, open to the barn



Outside

- Garden/Courtyard and terrace
- Two stables
- Well
- Small store rooms
- Barn without roof of 80m2 adjoining house 1
- Citerm

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

Conditie:	Good
Gebouwd:	1805

Algemeen

Slaapkamers:	7
Badkamers:	4
Afgewerkte vierkante meter:	254 m ²
Lot Afmeting:	1.238 m ²

Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

IMLIX ID:

IX4.686.315

