



## Beautiful Stone Farm House With Outbuildings



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 170,200

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Lizant
Postcode:	86400
Geplaatst:	21-09-2023
Omschrijving:	

Have you watched the video? - REDUCED in price - Beautiful three bedroom house in a small hamlet in the Vienne, with magnificent views over the countryside. The numerous outbuildings allow for several projects: gites, guest houses, workshops, showrooms etc. There is some decorating work to be done and a new shower / kitchen, however an underfloor heating pump in the kitchen and living room is installed (with the same heat pump also heating the radiators in the other rooms), double glazing and of course, a peaceful location.

#### - Ground floor:

Entrance hall (9m<sup>2</sup>): flagstones, exposed stones  
Single kitchen (32m<sup>2</sup>): tiled floor, exposed beams  
Cellar (12m<sup>2</sup>): concrete  
Garage (30m<sup>2</sup>): concrete  
Living room (31m<sup>2</sup>): tiled floor, exposed stone and beams, wood burner flue  
WC (1m<sup>2</sup>): tiles, washbasin

#### - 1st floor:

Landing / Mezzanine (18m<sup>2</sup>): parquet flooring, two velux windows  
Bedroom 1 (11m<sup>2</sup>): parquet flooring



Shower room (7m2): lino, washbasin, shower, towel rail, velux  
Bedroom 2 (12m2) : parquet floor, velux  
Bedroom 3 (12m2): parquet flooring  
WC (1m2): tiled floor

- Exterior:

Terrace with nice view

Adjoining stable

House to renovate (one room on the ground floor and one room on the first floor)

Stable

160 m2 barn

Two small stables

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Algemeen

Slaapkamers: 3  
Badkamers: 1  
Lot Afmeting: 2010 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/ik6R2JLUntg>

## Contact information

IMLIX ID: IX4.908.230

