



€139700 - Exclusive! Countryside Stone Property With 2 Acres Of Land



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 150,392.95

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Lezay
Geplaatst:	16-08-2024

Omschrijving:

Exclusive! Two-bedroomed stone property with a large barn, annexe for guests, and a lovely plot of land of around 2 acres.

The property is tucked away in a small hamlet, but only 10 minutes by car to the market town of Lezay which has all your daily needs including a twice-weekly market, a supermarket, doctors, bars, restaurants and banks.

In detail the property comprises :-

Ground floor :

Fitted dining-kitchen (28m²) with a tiled floor, beams, and a range of units. The white goods can be included. French-windows to the front

Lounge (26m²) Tiled floor, beams and French-windows to the front



Utility room (7m2) with a wc

Upstairs :

Landing

Bedroom 1 (25m2) Laminate floor (on top of a wooden floor) and a large walk-dressing room (8m2)

Bedroom 2 (15m2) Carpet (on top of a wooden floor). Beamed ceiling.

Shower room (9m2) Shower, double-sink unit, wc.

Outside :

Entrance to the property via electric gates into a large courtyard with space to park several cars

Barn (approximately 65m2)

Annex (attached to the barn) with a room of around 31m2 (used as a bedroom) and a wet room (7.5m2)

Other outbuildings including an old stable and small stone storage sheds (5m2 and 6m2) and a summer room

Above-ground swimming pool (the water is heated by solar panels) and covered terrace

Garden, field, fruit trees (cherry, apple, plum and walnut), a working well with a pump, and an old bread oven.

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

Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	120 m ²
Lot Afmeting:	8.235 m ²

Room details

Total rooms:	4
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Building details

Outdoor Amenities: Pool
Aantal verdiepingen: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.023.514

