



€259950 - Character Stone House For Sale With Swimming Pool In A Charente Village



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:	EUR 259,950

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Cellefrouin
Geplaatst:	19-11-2024

Omschrijving:

Beautiful house with lots of character in a lovely, hilly village between Champagne-Mouton and Cellefrouin. All you have to do is put your suitcases down and decorate to your taste if you wish. The location is ideal for enjoying the warm Charente days in summer: swimming pool, shaded terrace and well maintained garden. And of course, the river Sonnette, which flows through the village and makes for great walks around the village. The property comes with a super stone barn just crying out to be converted.

Ground floor

- Fitted kitchen (15m²): tiled floor
- Living room (43m²): tiled floor, wood-burning stove
- Entrance hall (8m²)
- WC (2m²): tiled floor, washbasin



-Art studio (19m²): tiled floor, could be used as a 4th bedroom

-Workshop (7m²): tiled floor

-Boiler room (18m²): tiled floor, boiler, oil tank

1st floor

-Landing (5m²): carpet, storage cupboards, velux window

-Bedroom 1 (12m²): carpet

-Bedroom 2 (14m²) carpet, cupboard with shower room (4m²): parquet flooring, shower, washbasin, WC

-Bedroom 3 (12m²): carpet

-Bathroom (3m²): tiled floor, WC, washbasin, bath

Exterior

-Courtyard to front and rear

-Fenced Garden

-Heated swimming pool

-Adjoining barn of 100m² with concrete floor, roof in very good condition, space for 2 cars and private courtyard

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

Conditie: Very Good

Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	145 m ²
Lot Afmeting:	3.351 m ²



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Building details

Outdoor Amenities: Pool
Aantal verdiepingen: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.299

