



€134400 - Attractive 2 Bedroomed Stone Property



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 134,400

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Chef-Boutonne
Geplaatst:	10-12-2024

Omschrijving:

Attractive 2 bedroomed stone house in a small, rural hamlet, with half an acre of enclosed garden with fruit trees, 2 wells and outbuildings, and an additional plot nearby of just over a quarter of an acre.

Although rural, main commerce is only a 7 minute drive to Brioux-Sur-Boutonne, or around 12 minutes to Chef-Boutonne.

The property is heated by a wood-fired central heating system through the stove in the kitchen. The septic tank is non-conforming but the preliminary steps have been taken for a new drainage system, with approval for a microsystem.

The property is ideal for anyone enjoying the outdoor life with plenty of space for a smallholding and growing vegetables.

In detail it comprises :-

Ground floor :



Farmhouse style kitchen/dining-room (22.5m²) Beamed ceiling. Tiled floor. Fireplace with a wood-burning stove which fires the central-heating system and can also be used for cooking. The kitchen is equipped with an integrated fridge, electric oven and gas hob.

Hallway (3m²) with an understairs cupboard area. Tiled floor.

Lounge (18m²) Laminate flooring. Beams.

Shower room (5m²) Shower, basin and wc

Upstairs :

Landing

Master bedroom (27m² overall) Beams and wooden floor. Bathroom (bath, shower, wc and handbasin). Tiled floor

Bedroom 2 (17.5m²) Wooden floor

Outside :

Enclosed garden with 2 wells and fruit trees including cherry, pear, peach, nectarine and fig

Outbuilding/utility room (13m²) with a separate storage room (10m²)

Log store

Double garage (40m²) overall with a workshop (12m²) and a cellar

Open-fronted hangar (approximately 120m² overall) with height for a motorhome one on side

Chicken coop

Separate plot of land (1132m²) a couple of minutes on foot from the property with cherry and peach trees. Ideal vegetable plot.

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:	95 m ²
Lot Afmeting:	3.202 m ²

Room details

Total rooms:	4
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Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.487.256

