



€96700 - Beautiful Stone House In Charente For Sale. Not Overlooked



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 96,700

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Claud
Geplaatst:	22-01-2025

Omschrijving:

You're sure to fall in love with this charming two-bedroom house, renovated by craftsmen including a new roof and sanitation system. Surrounded by a superb plot of over 3,000 m2, you can enjoy the sunny days in this hilly part of the Charente, where numerous walks await you. Close to Saint-Claud and within easy reach of Mansle, the property is in a quiet location but relatively well placed with regard to amenities. No major work required on this property!

Ground floor

-Lounge (30m2): "coeurs de demoiselle" (original Charentais cobbles), wood burner, door to terrace

-Hall (13m2): wooden floor

-Fitted kitchen (27m2): insulated tiled floor, velux window, stone walls and open in a cathedral style to the exposed beams

-Shower room (4m2): lino, WC, bidet, washbasin, shower



1st floor

-Bedroom 1 (28m²): wooden floor, exposed stonework, velux window, very low beam

-Bedroom 2 (17m²): laminate floor, velux, attic, open onto hall via second staircase, exposed stonework

Exterior

-2 garden sheds

-Wood shed

-Garden all around the property

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

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	102 m ²
Lot Afmeting:	3.262 m ²

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.617.246
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IMLIX

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