



Beautiful Stone Farm House With Outbuildings



Agent Info

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Listing details

Property for: Sale
Price: USD 184,708.2

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Lizant
ZIP code: 86400
Posted: Sep 21, 2023

Description:

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 (9m²): flagstones, exposed stones
Single kitchen (32m²): tiled floor, exposed beams
Cellar (12m²): concrete
Garage (30m²): concrete
Living room (31m²): tiled floor, exposed stone and beams, wood burner flue
WC (1m²): tiles, washbasin

- 1st floor:

Landing / Mezzanine (18m²): parquet flooring, two velux windows



Bedroom 1 (11m2): 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.

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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.

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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.

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Common

Bedrooms: 3
Bathrooms: 1
Lot Size: 2010 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX4.908.230

