



Country House With 1.5 Hectares of Land



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 199,991

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Luxe
ZIP code:	16230
Posted:	Feb 17, 2025

Description:

Country House With 1.5 Hectares of Land, are you in love with the countryside and space? then this property is for you.

This property comprises a 150 m² living space house with 4 bedrooms and 1 office. Sanitation up to standard and roofing to be provided. It is still possible to convert up to 55 m² of living space on the first floor. There is also a 50 m² workshop housing the thermo-dynamic water heater (purchased for 3,700 euros).

The outbuildings opposite the house can accommodate cars, equipment and even horses.

At present, the owners use the land for horses and have even fitted out an outdoor riding arena.

Nearby, you will find woods, paths and the Charente river.

Rooms: 6

Living Area: 150m² / 205m²

Land Area: 1.5 Hectares



Heating: Wood and Electric
Hot Water: Hot Water Tank
Drainage: Septic Tank [Conforming]
Condition: Good Condition
View: Open View
Orientation: South-West
Internet: Fibre Optics

Areas:

- Shower room / Lavatory 12.00 m2
- Open kitchen 31.00 m2
- Living room 25.00 m2
- Bedroom 23.00 m2
- Bedroom 12.50 m2
- Bedroom 11.00 m2
- Bedroom 12.00 m2
- Bedroom 12.00 m2
- Lavatory 3.00 m2
- Bathroom 9.00 m2

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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.

For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Common

Bedrooms: 5
Bathrooms: 2
Lot Size: 15000 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.655.304

