



## €347350 - Large 18th Century House with 7 Bedrooms and Swimming Pool, Near Brux And Used For Airbnb



### Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 394,774.51

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
Posted:	Apr 05, 2025

### Description:

Elegant 18th-century residence combining charm and modern comforts situated in a small hamlet and in a no-through road.

Treat yourself to an exceptional quality of life in this magnificent country house. With seven spacious bedrooms, four of which are en suite, it is ideal for a large family or a prestigious Airbnb activity.

Enjoy the long evenings and relax by its large in-ground pool. Situated in a peaceful hamlet, close to a charming village and just 8 km from the shops, this property also has central heating for optimum comfort all year round.

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### Main house

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### Ground floor

-Kitchen / Dining room (46m2): tiled floor, wood burner, beams, stone walls



-Cellar (4m2): tiled floor, washing machine connection

-Corridor (4m2): tiled floor

-Dining room / Lounge (40m2): tiled floor, wood burner, beams, stone walls

-Bedroom (21m2): private shower room (2 m2) with shower, dressing room (5 m2) and WC (2 m2) with washbasin, all on a tiled floor

-Bedroom (10m2): tiled floor

-WC (1m2): tiled floor, washbasin

-Bedroom (12m2): en-suite shower room (2m2) with shower and washbasin, all with tiled floor

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## Upstairs

-Mezzanine (20m2): parquet flooring, stone, sloping-ceiling

-Bathroom (18m2): wooden floor, beams, velux window, bath, shower, 2 hand basins, WC

-Bedroom 4 (22m2): wooden floor, beams, stone

-Bedroom 5 (32m2): wooden floor, beams, stone (access via bedroom 4)

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## Annexe / Airbnb Part

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## Ground floor

-Living room (39m2): Travertine tiled floor, stone, beams, bread oven

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## First floor

-Bedroom (13m2): laminate floor, private shower room (3.5m2) including WC, washbasin, shower, with linoleum floor



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-Bedroom (11m2): laminate floor, private shower room (3m2) including WC, washbasin, shower, with linoleum floor

-Landing (1m2): linoleum

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## Exterior

-Beautiful hangar (100m2): gravel

-Inground swimming pool (12m x 6m): liner, sand filter, outdoor shower

-Pool house / dovecote

-Garden, vegetable garden, well

-Old Animal Barn (90m2) with roof in very good condition: possibility of creating a gite

-Chicken house, orchard

-Barn (150m2): adjoining the house with boiler, space for camping car / 6 cars, roof in fairly good condition

-All on a surface area of 4588m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condition:	Very Good
Built:	1789

## Common

Bedrooms:	7
Bathrooms:	5
Finished sq. ft.:	323 sq m
Lot Size:	4.588 sq m

## Room details

Total rooms:	12
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## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
Number of Floors:	2

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX6.785.751
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