



€186150 - 4 Bedroom House in a Small Country Hamlet With Lovely Views



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
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 211,565.49

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Cellefrouin
Posted:	Apr 12, 2025

Description:

Discover this magnificent house of character, which harmoniously blends traditional features with contemporary comforts. The property offers spacious, light-filled rooms thanks to large double-glazed windows (replaced in 2022). Upstairs, enjoy stunning views from the bedrooms, creating a peaceful and picturesque abode. An adjoining barn offers potential to extend the living space, making this house an ideal choice for those looking to develop their dream home. In addition to the double glazing the house was rewired and roof replaced in 2022. The well-maintained mature gardens offer a superb entertaining area with 2 patios, a jacuzzi, above-ground pool and dining area.

Ground floor

- Fitted Kitchen / Dining room (24m2): tiled floor,
- Living room (31m2): tiled floor, wood burner, beams
- WC (2m2): tiled floor, washbasin



- Hall (2m²): tiled floor
- Utility room: concrete floor
- Garage (approx. 40m²): compact earth floor (adjoining the kitchen, possibility to extend)
- Barn (approx. 40m²): compact earth floor

First floor

- Landing (6m²): linoleum on wooden flooring
- Shower room (4m²): tiled floor, heated towel rail, WC, shower, washbasin, extractor fan
- Bedroom (11m²): wooden floor, beams
- Bedroom (12m²): wooden floor, beams
- Bathroom (5m²): linoleum on wooden flooring, WC (macerator), washbasin, bath, heated towel rail
- Bedroom (14m²): wooden floor, wardrobe
- Hall (3m²): linoleum on wooden flooring, access to 2nd floor

Second Floor

- Bedroom (30m²): wooden floor, 2 windows and 2 Velux windows, (low beam in the middle)
- Room (22m²): wooden floor, 1 window and 1 Velux window, (low beam in the middle)

Exterior

- Adjoining gravelled courtyard with a well
- Garden across the very quiet lane
- Several fruit trees
- Terrace with above-ground pool, a jacuzzi



-2 patios

-All on a surface of 2630m2

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

Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	144 sq m
Lot Size:	2.63 sq m

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Number of Floors:	3

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qH2W2u0>

Contact information

IMLIX ID: IX6.802.338

