



## €139700 - Exclusive! Countryside Stone Property With 2 Acres Of Land



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 139,700

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Lezay
Добавлено:	16.08.2024

#### Описание:

Exclusive! Two-bedroomed stone property with a large barn, annexe for guests, and a lovely plot of land of around 2 acres.

The property is tucked away in a small hamlet, but only 10 minutes by car to the market town of Lezay which has all your daily needs including a twice-weekly market, a supermarket, doctors, bars, restaurants and banks.

In detail the property comprises :-

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Ground floor :

Fitted dining-kitchen (28m<sup>2</sup>) with a tiled floor, beams, and a range of units. The white goods can be included. French-windows to the front

Lounge (26m<sup>2</sup>) Tiled floor, beams and French-windows to the front



Utility room (7m2) with a wc

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Upstairs :

Landing

Bedroom 1 (25m2) Laminate floor (on top of a wooden floor) and a large walk-dressing room (8m2)

Bedroom 2 (15m2) Carpet (on top of a wooden floor). Beamed ceiling.

Shower room (9m2) Shower, double-sink unit, wc.

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Outside :

Entrance to the property via electric gates into a large courtyard with space to park several cars

Barn (approximately 65m2)

Annex (attached to the barn) with a room of around 31m2 (used as a bedroom) and a wet room (7.5m2)

Other outbuildings including an old stable and small stone storage sheds (5m2 and 6m2) and a summer room

Above-ground swimming pool (the water is heated by solar panels) and covered terrace

Garden, field, fruit trees (cherry, apple, plum and walnut), a working well with a pump, and an old bread oven.

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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)

## **Общие**

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	120 кв м
Площадь участка:	8.235 кв м

## **Room details**

Total rooms:	4
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## Building details

Outdoor Amenities: Pool  
Количество этажей: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.023.514

