



€336800 - Beautiful Stone House with 5 Bedrooms and Swimming Pool. Gite Possibility



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
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 336,800

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Эгр
Добавлено:	22.01.2025

Описание:

Beautiful and tastefully renovated 18th-century stone house. The house has 5 bedrooms and spacious accommodation. Outside, there is an attached stone barn, a hangar, a swimming pool and a lovely walled garden. The property benefits from heat pump central heating installed in 2023, double-glazed windows and 3 new water heaters. There is the possibility of creating a small independent apartment in the house for visitors.

Situated in a hamlet between Ruffec and Tusson.

In detail, the property comprises:

Ground floor:

Kitchen (21m²): lino, equipped

Living room (34m²): tiled floor, stove in fireplace, stone walls and exposed beams

Bathroom (11m²): tiled, bathtub, double washbasin, Italian shower

Laundry room (8m²): tiled floor, cupboard / closet



WC (1m2): tiled floor

Living room (70m2): concrete floor, exposed stonework, large bay window, mezzanine above one section

Pool equipment room (3m2): soundproofed

Bedroom with kitchenette (30m2): tiled floor. Possibility of converting into guest apartment

Shower room (4m2): WC, shower, washbasin, tiled floor

Dressing room (4m2): tiled floor

Second floor:

Landing (4m2): parquet floor, staircase leading from living room

Bedroom 1 (14m2): parquet floor

Bedroom 2 (12m2): parquet floor

Bedroom 3 (19m2): parquet floor, WC (4m2): floorboard/carpet, wc, washbasin, possibility of converting to shower room

Staircase from living room to mezzanine: floorboard/carpet, exposed stonework

Bedroom 4 (16m2): wooden floor, exposed stonework

Outside:

Attached barn (50m2): space for two cars, mezzanine, boiler

Hangar : space for one car.

Swimming pool: 9.5 x 5m, 1.60m deep (curved bottom). Alarm, summer cover and separate winter cover.

Terrace, walled garden, well and all on a total plot of 1352m2

Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Построен: 1800

Общие

Спальни: 5

Ванные комнаты: 2

Готовые кв.м.: 311 кв м

Площадь участка: 1.352 кв м

Room details

Total rooms: 8

Utility details



Heating: да

Building details

Outdoor Amenities: Pool
Количество этажей: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.617.249

