



## Country House With 1.5 Hectares of Land



### Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Web sitesi:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 199,991

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Luxe
Posta kodu:	16230
Yayınlandı:	17.02.2025

### Açıklama:

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 [Confiorming]  
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.

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Durum: Good

## Genel Bilgiler

Yatak odası: 5  
Banyo: 2  
Arazi Büyüklüğü: 15000 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.304

