



€148925 - Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views.



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 169,343.37

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Chef-Boutonne
Veröffentlicht:	28.07.2023

Beschreibung:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

HOUSE 1

Ground floor

-Entrance (11m2): Flagstone floor

-Fitted kitchen (23m2): Tiled floor, wood burner and electric heating

- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating



- Shower room (4m²): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m²): Earth floor with door to small rear outside space with a well

Upstairs

- Landing (20m²): Wood floor, cupboard (with hot water tank dating from 2018)
- Bedroom 1 (18m²) Wood floor with private shower room (3m²); tiled floor, toilet, shower, sink
- Bedroom 2 (18m²): Wood floor
- Bathroom (5m²): Tiled floor, bath with shower, WC, washbasin
- Bedroom 3 (22m²): Wood floor

HOUSE 2

Ground floor

- Living room (34m²): Tiled floor, basic kitchen, insert wood burner
- Bedroom 1 (14m²): Wood floor
- Bedroom 2 (12m²): Wood floor
- Shower room (3m²): tiled floor, bidet, sink, shower, WC
- Hallway (3m²): tiled floor

Upstairs

- Bedroom 3 (15m²): Wood floor
- Bedroom 4 (14m²): Wood floor
- Attic 40m², open to the barn



Outside

- Garden/Courtyard and terrace
 - Two stables
 - Well
 - Small store rooms
 - Barn without roof of 80m2 adjoining house 1
 - Citerm
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Zustand: Gut
Gebaut: 1805

Allgemein

Schlafzimmer: 7
Badezimmer: 4
Fertige m²: 254 m²
Grundstücksgröße: 1.238 m²

Zimmerdetails

Zimmer insgesamt: 10
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

Kontaktinformation

IMLIX ID:

IX4.686.315

