



## Pretty Cottage With A Garden And Barn. Ideal Holiday Home



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 99,700

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Chaunay
Postleitzahl:	86510
Veröffentlicht:	28.07.2023

#### Beschreibung:

**REDUCED in price** - Pretty 3 bedroom property in a small hamlet near to Chaunay where there are local amenities including a small supermarket, boulangerie, pharmacy, and a hotel. Nearest main commerce is in Couhe which is less than 15 minutes by car, and Poitiers airport is less than 40 minutes away.

The property is ideal as a holiday home and can be sold with furniture and white goods included. It sits on a plot of a ¼ of an acre (just over 1000m<sup>2</sup>) and also has an additional piece of land opposite of 265m<sup>2</sup> where there is space to park several cars.

There is a large barn which has room for at least 2 cars, and also has a workshop, utility room, mezzanine office and plenty of storage space.

#### - Ground floor :

Fitted kitchen (15m<sup>2</sup>) with an additional built-in cupboard. Tiled floor, chimney with a log burner. Open to the lounge (12m<sup>2</sup>) and dining-room (12m<sup>2</sup>), both with wooden flooring. A corridor with a flagstone floor leads to the shower room and wc (6m<sup>2</sup>)



- Upstairs :

Landing

Bedroom 1 (12.25m<sup>2</sup>) Laminate flooring, beams, velux window and a small window

Bedroom 2 (13.5m<sup>2</sup>) Laminate flooring, beams, velux window and a small window

Bedroom 3 (11m<sup>2</sup>) Wooden floor, beams, velux window

- Outside :

Garden to the front and rear

Parking area opposite

Storeroom attached to the back of the house

Small undercover BBQ area

Barn of approximately 75m<sup>2</sup> to the front with full height doors, and 55m<sup>2</sup> to the rear including a utility room, storage room, workshop and small mezzanine office space.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



---

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Grundstücksgröße: 1340 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX4.696.932

