



€452600 - Magnificent Domaine of almost a Hectare with 3 Bedrooms, Pool and Gite Potential



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 532,954.37

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Veröffentlicht:	24.06.2025

Beschreibung:

Magnificent domaine set in almost a hectare of land. This architect-designed barn conversion is an incredible property of the highest quality, full of charm, breathtaking rooms, in a quiet, rural setting (with no close neighbours) and a well-kept exterior. There's a gorgeous swimming pool with a recent liner and spacious sun terrace. The current owners have successfully started a bed and breakfast business which has five star reviews and full occupancy. The house has oil-fired central heating (new burner), double glazing, recent roofs and a recent septic tank. Two kilometres away, you'll find all the basic shops (grocery shop, bakery, post office and restaurant), which you can easily reach by bike. Another big plus is the possibility of creating a separate dwelling by finishing the small farmhouse next to the main house to create gites if you wish to expand on the existing bed and breakfast business.

A real "coup de coeur"

Ground floor

-Entrance / living / dining room (104m²): tiled floor with underfloor heating, fireplace, 2 velux windows, exposed stonework



- Bedroom 1 (16m²): tiled floor, exposed stonework
- Fitted kitchen (23m²): tiled floor, exposed stonework
- Boiler room (6m²): tiled floor, boiler and water softener
- Pantry (6m²): tiled floor
- Utility room (5m²): tiled floor, sink
- WC (2m²): tiled floor, washbasin

1st floor

- Bedroom 2 (33m²): laminate floor, stone walls and exposed beams
- Bathroom (10m²): tiled floor, bath, bidet, WC, double washbasin, shower
- Dressing room (8m²): carpet
- Landing (14m²): parquet flooring
- Bathroom (9m²): tiled floor, shower, WC, washbasin, bath, water heater
- Bedroom 3 (14m²): laminate floor, cupboard, exposed stonework
- Bedroom 4 (18m²) : laminate floor, cupboard, exposed beams and stones

Exterior

- Workshop (23m²): wooden floor, exposed stonework, electricity
- Storeroom(17m²): linoleum, wine cellar underneath, electricity
- Garage (20m²): concrete, exposed stone, electricity
- Bread oven
- Swimming pool 9m x 4.5m heated by heat pump; tiled terrace, solar cover and salt treatment system



-Swimming pool room for salt treatment system

-Storage room

-Farmhouse with, on the ground floor, a living room (51m²) and another room of 30m²; on the first floor, two rooms of 30 and 56 m². Great potential for a second property

-Barn (26m²)

-Barn (35m²)

-Most of the grounds are enclosed

-Pond

-Electric gates

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	252 m ²
Grundstücksgröße:	9.901 m ²

Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
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:

IX7.193.812

