



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



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 174,584.46

#### Standort

Land:	Frankreich
Postleitzahl:	79190
Veröffentlicht:	10.12.2024

#### 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 (34m<sup>2</sup>): Tiled floor, basic kitchen, insert wood burner
- Bedroom 1 (14m<sup>2</sup>): Wood floor
- Bedroom 2 (12m<sup>2</sup>): Wood floor
- Shower room (3m<sup>2</sup>): tiled floor, bidet, sink, shower, WC
- Hallway (3m<sup>2</sup>): tiled floor

### Upstairs

- Bedroom 3 (15m<sup>2</sup>): Wood floor
- Bedroom 4 (14m<sup>2</sup>): Wood floor
- Attic 40m<sup>2</sup>, open to the barn

### Outside

- Garden/Courtyard and terrace
- Two stables
- Well
- Small store rooms
- Barn without roof of 80m<sup>2</sup> adjoining house 1
- Citerm

## Allgemein

Schlafzimmer:	7
Badezimmer:	4

## Zimmerdetails

Zimmer insgesamt:	10
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX7.344.931
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