



## Pretty Character Stone Property With Views - €139785



### 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 163,345.58

#### Standort

Land:	Frankreich
Postleitzahl:	16350
Veröffentlicht:	01.08.2025
Beschreibung:	

Lovely characterful 4 bedroomed stone property on the edge of a hamlet with views over the countryside and a mature garden of over 2000m<sup>2</sup>. Ideally placed for access to the airports of Limoges and Poitiers which are within around an hour's drive, and the train station in Ruffec which is only 20 minutes away. The local village of Champagne-Mouton (5km) has everything you need for your daily requirements (supermarket, petrol station, pharmacy, bank, doctor, restaurant, boulangerie etc) with more choice of commerce being available in Ruffec, or Confolens (27km)

A large barn is attached to the house, ideal for a workshop and storage, and there is also a small cottage to renovate, for anyone looking for a project.

Within the last few years the property has had new double-glazing, electric radiators and a new log burner.

This is a lovely, homely property, ideal as a permanent or second home.

Ground floor:-

Dining-kitchen (15m<sup>2</sup>) with beams, tiled floor and French doors onto the front courtyard. The kitchen is equipped with an electric oven, gas hob and extractor unit, and leads to a useful storeroom/pantry (9m<sup>2</sup>)

Large lounge/dining-room (40m<sup>2</sup>) with beams and tiled floor. Fireplace with a wood burner

Bathroom (11m<sup>2</sup>) with bath, separate shower, wc and handbasin. Tiled floor

Upstairs:-

Bedroom 1 (19.25m<sup>2</sup>) Wooden floor. Beam. Walk-in dressing room (6m<sup>2</sup>) (potential en-suite)



Bedroom 3 (11.25m2) laminate flooring

Bedroom 4 (11.75m2) laminate flooring

Bedroom 5 (10.25m2) laminate flooring

WC with handbasin

Outside:-

Mature garden of over half an acre with open views

Large barn attached to the house (accessible through the storeroom) (approx 65m2)

Small house to renovate with 2 rooms on the ground floor (footprint of just under 50m2) .

Pergola

Well

## Allgemein

Schlafzimmer: 4

Badezimmer: 1

## Zimmerdetails

Zimmer insgesamt: 6

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.390.756

