### **IMLIX Immobilienmarkt**



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# Superb Detached 5 Bedroomed Stone Property With A Heated Pool - €449,950



## Agenten-Info

Name: Christophe GUAY
Name der Agence TIC Ruffec

Firma:

Land: Frankreich

Erfahrung seit: 1985

Art der Immobilien verkaufen

Dienstleistung: Spezialgebiete:

Art der Wohnungen, Häuser

Immobilie:

Telefon: +33 (545) 710-046

Sprachen: French

Webseite: https://tic-ruffec.com

# Anzeigen-Details

Immobilie für: Kaufen

Preis: USD 520,695.04

## **Standort**

Land: Frankreich
Postleitzahl: 79190
Veröffentlicht: 09.10.2025

Beschreibung:

Beautiful detached character stone property, renovated to a high standard, with 5 bedrooms and 4 bathrooms (2 of which are en-suite) and a heated pool, situated in a quiet location only 5km from main commerce, less than an hour to Poitiers airport, and 15 minutes to a train station.

The property sits in a lovely plot of over 3000m2, with a large courtyard area to the front which has space for parking several cars, and at the rear, a covered terrace and garden overlooking fields.

Recent improvements include double-glazing throughout, a new drainage system installed this year conforming to current requirements, an electric vehicle charging point, solar heated water system, and air conditioning. The property also has an oil-fired central heating system, wood-burner and pellet burner, and can be sold with some of the contents.

This lovely property is suitable either as a family home, or even as a second home as all you have to do is unpack your bags and enjoy!

In detail it comprises :-

Ground Floor (tiled flooring):-

Entrance hall (17m2) with a mezzanine landing above

Fitted kitchen (20m2) with a range of base and wall units, beamed ceiling, and French windows to the covered terrace.

Dining-room (26m2) Beams and exposed stone. French windows to the courtyard

Lounge (32m2) Beams. Pellet burner, and French windows to the courtyard

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Utility room (12m2 overall) with a wc and pantry cupboard, and French windows to the garden Office (6m2)

Shower room (6.5m2) Shower, handbasin, wc

Games room/gym (21m2) Exposed stone walls. Door to the garage

Upstairs (wooden flooring):-

Mezzanine landing

Master bedroom (32m2) with exposed stone walls and beams. Air conditioning unit, and en-suite shower room with shower, handbasin and wc

Dressing room (potential 5th bedroom) (26m2) directly off the master bedroom and also accessed from the mezzanine

Bedroom 2 (16.5m2) Exposed stone walls and beams with an en-suite shower room with a shower, handbasin and wc

Bedroom 3 (24m2) Exposed stone walls and beams

Bedroom 4 (16m2) Exposed stone walls and beams

Bathroom (8m2) Bath, handbasin, shower and wc. Exposed stone and beams

Outside :-

Large courtyard with 2 entrances

Garden to the rear with fruit trees and a fabulous large covered terrace for outdoor dining Separate pool area with a heated 10 x 5 in-ground pool, pool house, and a music and lighting system Garage (room for 1 small car)

Boiler room and wood store

# Allgemein

Schlafzimmer: 5
Badezimmer: 4

Fertige  $m^2$ : 305  $m^2$  Grundstücksgröße: 3390  $m^2$ 

Stockwerk Nummer: 1

### Zimmerdetails

Zimmer insgesamt: 10

## Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: SW

## Mietbedingungen

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX7.682.796

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