



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 199,351.03

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Chef-Boutonne
Veröffentlicht:	26.08.2025

#### Beschreibung:

Located on the edge of a peaceful village and just a five-minute drive from Chef-Boutonne — with its restaurants, bars, weekly market, supermarkets, and a full range of amenities — this charming stone house offers a wonderful opportunity to start a new chapter in the country. Full of character, the property features exposed beams, fireplaces, and a light, open-plan kitchen/diner with an insert wood burner. The ground floor also includes a utility/boiler room, WC, and a spacious living room with a wood burner, while three generous bedrooms and a shower room complete the main accommodation. Upstairs, a large first-floor attic, with exposed beams and stone, presents exciting potential for conversion into additional bedrooms, a home office, or creative space, with plumbing and electrical services already in place. Outside, the mature garden offers tranquil countryside views, an above-ground pool, a large barn/workshop, and a covered terrace with the potential for a sunroom — perfect for outdoor entertaining, family life, or simply enjoying the seasons as they change. A character-filled country home with space, versatility, and endless potential — ideal for embracing the possibilities of a fresh start in the year ahead. Price including agency fees : €172 800 Price excluding agency fees : €160 000 Buyer commission included: 8 %

#### Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	115 m <sup>2</sup>
Grundstücksgröße:	3615 m <sup>2</sup>



## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:

[http://www.arkadia.com/MLSM-T5969/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5969/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID:

bvi71831

