



Country House 3km from Saint-Claud - €186170



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 216,731.52

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Saint-Claud
Postleitzahl:	16450
Veröffentlicht:	25.05.2026

Beschreibung:

A charming country house with a large, flat, wooded plot. This traditional farmhouse exudes plenty of charm and character, and is situated just a few kilometres from a large market town with shops and restaurants. It comprises a living room, a lovely kitchen with a dining area, a large bedroom on the ground floor, and a shower room. The first floor is partially fitted out to accommodate two further bedrooms and a bathroom. Heat pump heating in the kitchen.

Ground Floor:

Kitchen (33.05m²): "coeur de demoiselle" floor, fitted and equipped, French windows, windows, wood-burning stove, reversible heat pump

Laundry room (5.14m²): window, washbasin, tiled floor

Shower room (2.49m²): shower, toilet, tiled floor, hand basin

Living room (32.62m²): "coeur de demoiselle" floor, wood-burning stove, window, French windows

Hallway (4.53m²): stone floor, staircase to first floor

Bedroom (16.85m²): laminate flooring, window, high ceiling

First Floor:

Attic currently being converted with 2 skylights; work has begun to create two bedrooms and a bathroom.

Water and electricity are already in place. (78.59m²)



Outside:

Barn (76m²)

Workshop (25m²)

Sheds and covered terrace

Small outbuilding, well, water tank

Large plot

All set on a 5,439m²

Allgemein

Schlafzimmer:

1

Badezimmer:

1

Fertige m²:

95 m²

Grundstücksgröße:

5439 m²

Stockwerk Nummer:

1

Zimmerdetails

Zimmer insgesamt:

3

Gebäudedetails

Anzahl Etagen:

1

Ausrichtung:

W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:

<https://youtu.be/>

Kontaktinformation

IMLIX ID:

IX8.504.837

