



€299500 - Beautiful Detached Property With A Gite And A Hectare Of Land



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 299,500

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chaunay
Δημοσιεύθηκε:	12/04/2024

Περιγραφή:

Immaculate detached 3 bedroomed stone property with a 2 bedroomed gite, sitting on a lovely plot of land of just over a hectare. The property is of excellent quality and is situated in a small hamlet just 5 minutes by car to the nearest village which is well-served with local amenities including a small supermarket, hotel/restaurant, doctor, pharmacy and schools. There is good access to the N10 allowing accessibility to larger villages, towns, and airports.

The 2 bedroomed gite is attached to the house but also has a completely independent access, and its own garden. Perfect for family and friends, and also as a rental for anyone looking to have an income stream.

For those of you with an interest in local history, during the 18th century, the property was used as a place of worship and evidence of this remains in the gite which has a spectacular window recess.

The outside space comprises a large courtyard to the front with plenty of room for parking, a terrace to the rear, a well-maintained garden and a large field which could be suitable for grazing animals or for another business opportunity as there are power points in the field, having in the past been used for caravans.



A hot tub is included in the sale.

This is a super property as a family home, with the added benefit of having potential for business opportunities.

In detail it comprises:-

MAIN HOUSE.

Ground floor :

Spacious kitchen (30m²) with fitted units, an island, and a dish-washer. Tiled floor, beamed ceiling and patio doors to the rear terrace and garden.

Pantry/utility room (5m²) with the hot water tank and plumbing for a washing-machine

Stunning lounge/dining-room (48.5m²) with large bay windows and a mezzanine, beams, exposed stone walls, wooden floor, patio doors to the rear, and a log burner. A doorway leads to the gite with a small hallway in between.

WC (1.5m²) with handbasin

Upstairs:

Mezzanine overlooking the dining area downstairs

Landing with a useful airing cupboard

Master bedroom (14m²) with fitted wardrobes, wooden floor, beams and en-suite bathroom (7m²) with a bath, shower, vanity unit, wc and heated towel rail. The bathroom can also be accessed from the mezzanine.

Bedroom 2 (12m²). Carpet, beams and built-in wardrobe space

Bedroom 3 (8m²) Carpet and beams.

Shower room (6m²) with a shower, vanity unit, wc and heated towel-rail

Outside :



Large courtyard to the front with a car port (room for 1 car)

Small stone outbuilding/workshop

Formal garden to the rear with an arbour, well-maintained flower beds, and an electric fountain, and a super terraced area for outdoor dining

Field, vegetable patch, and several fruit trees including apricot, apple, plum, cherry and nut.

Outside storage room with a fridge-freezer and tumble drier which are included in the sale, and a large shed for storage of mowers, garden furniture etc

GITE

Ground floor:

Open plan living room (35m²) with a fitted and equipped kitchen. Patio doors to the front, beams and a pantry/storage room. The kitchen is equipped with a gas hob, electric oven and washing-machine.

Upstairs :

Bedroom 1 (14m²) Carpet and beams

Bedroom 2 (13m²) Carpet

Bathroom (4.5m²) with a bath with a shower attachment above, vanity unit, wc, heated towel-rail, and hot water tank.

Outside :

Independent driveway with plenty of parking and access to the field

Enclosed garden to the front

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κοινά



Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	230 τ.μ
Μέγεθος αυλής:	11.808 τ.μ

Room details

Total rooms:	8
--------------	---

Building details

Αριθμός ορόφων:	2
-----------------	---

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <http://www.youtube.com/embed/j1qZOMH8p2M>

Contact information

IMLIX ID: IX5.635.153

