



## Renovated 3-Bed House for Sale in Coulonges - Vienne



### Στοιχεία μεσίτη

Όνομα:	Catherine Bower
Όνομα εταιρείας:	Property Sales in France
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 186,063.16

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Ταχυδρομικός κωδικός:	86290
Δημοσιεύθηκε:	17/02/2025
Περιγραφή:	Renovated 3-Bed House for Sale in Coulonges - Vienne

Offered for sale is this renovated 3-bedroom country house which is in a hamlet in the commune of Coulonges Les Herolles, Vienne, Nouvelle Aquitaine. Set at the edge of the Brenne National Park this is a perfect family holiday spot; with plenty to do.

Coulonges is a 5 minutes' drive away, and has a restaurant, the mayor's office and a library with computer and printing facilities. French lessons are also available in the library for a mere 3 euros for an hour and a half; the first lesson is free.

Also, within a 5-minute drive is 'la foire des Herolles' which is a huge market whose reputation has spread far beyond the region. A place of tradition and exchange, it has been held every month in Coulonges-les-Herolles since 1484, at the crossroads of three regions: Poitou-Charentes, Centre and Limousin. From 8am to 1:30pm, on the 29th of each month, more than 300 exhibitors welcome between 8,000 and 12,000 people on the 11 hectares dedicated to the fair.

The nearest towns with amenities are Chaillac and Lussac-les-Eglises both are around 9/10 minutes' drive,



Chaillac has a mini supermarket, boulangerie, butcher, restaurants, bars, tearoom, library and pharmacy. Chaillac also boasts a lake with a small beach. Lussac-les-Eglises has a SPAR supermarket, pharmacy, butcher, and a few bars and restaurants.

The larger towns of Montmorillon, and La Souterraine are around 30 minutes from the house and have train stations with links to Paris, Bordeaux and other French cities plus Brussels and London (via Lille). La Souterraine has direct trains into Paris, making this area very accessible.

This is an excellently renovated three-bedroom detached stone house, with barn and large gardens situated in a hamlet close to Coulonges and Les Herolles in the Vienne. It is at the very end of the hamlet so the only passing traffic will be the local farmer tending his fields or possibly one of the neighbours going to his land.

On the ground floor you have a good-sized entrance area which has stairs to the first floor and doors to the kitchen dining room and living room, which has double doors onto the back patio and gardens.

Upstairs you have 3 bedrooms, one with its own shower room with toilet and a family bathroom. Attached to the house on the right is the main barn; the house could be extended into this area if required.

The house benefits from mains electricity and water; drainage is a septic tank; which conforms. The house is double glazed and has a wood burning fire. Broadband is available. All diagnostics and an energy efficiency report have been carried out.

It should be noted that the septic tank which conform was put in to allow for the house to be extended into the barn; should someone want to apply for permission to do so.

## Ground Floor

Entrance Hall - 3.9 x 2.9m with tiled floor stairs to first floor, doors to kitchen/dining room and living room, window to side of property and storage cupboard with hot water heater.

Kitchen/Dining Room - 4.2 x 3.7m with tiled floor, dual aspect windows, fully fitted kitchen and understairs storage cupboard.

Living Room - 7.5 x 3.7m with tiled floor door to front of house, double doors to the back patio and gardens, fireplace with wood burning fire.

Stairs in the entrance hall leading to:

## First Floor

Landing - 4.7 x 1.7 including staircase with doors to:

Bedroom 1 - 3.7 x 3.8m with wood floor, dual aspect windows (one mansard one full length/Juliette)



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Bathroom Room - 3.6 x 1.6m with heated towel rail, bath with overhead shower and shower screen, vanity unit with handbasin, W.C. and mansard window.

Bedroom 2 - 2.9 x 3.7 (narrowing to 3) with wood floor, built in wardrobe and mansard window.

Bedroom 3 - 3.7 x 2.9 with wood floor, built in wardrobe, mansard window and door to:

En-suite - 3.7 x 1 with walk in shower, vanity unit with hand basin, WC

Outside

A total plot area of 4279m2 incorporating:

Gravelled Area for parking to the side of the house

Paved Patio Area at the back of the house with double door access into the living room

Lawns to the front and back of the house

Attached Barn in exceptionally good condition with concrete floor

Small Outbuilding ideal for storage

Garage

Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 2

Μέγεθος αυλής: 4279 τ.μ

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.251



# IMLIX

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