



## €377890 - Gorgeous Country House with Gite, 5 Bedrooms and 6645m2 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 434,698.38

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Lizant
Δημοσιεύθηκε:	16/06/2025

#### Περιγραφή:

Charming 5 Bedroom Country House with a Gite and Large Plot of Land. With a light and airy main house and an independent little house with two bedrooms, there's also the possibility to create more accommodation in the stunning wood clad barn which is already separated into several rooms currently used as a gym. Complete with a brand new heat pump heating system and new septic tank, this comfortable home also benefits from double glazing. The vast grounds would be perfect for creating a vegetable garden, keeping bees or even adding a swimming pool. This peaceful, detached property is situated on the edge of a sleepy hamlet just a short bike ride from the village with it's boulangerie, bar, school and post office. This beautiful house really is packed with charm and offers so much potential for any French country project. HURRY!

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Main House

Ground Floor

Kitchen : 20,10m2, tiles



Utility : 8,19m<sup>2</sup>, tiles

Boiler Room : 11,95m<sup>2</sup>, tiles

WC : 2,96m<sup>2</sup>, tiles

Living Room : 52,42m<sup>2</sup>, tiles, fireplace and stairs up to attic space

Corridor : 16,27m<sup>2</sup>, tiles

Bedroom 1 Parental Suite : 12,49m<sup>2</sup>, tiles with private bathroom with walk in shower of 6,72m<sup>2</sup>

Bedroom 2 : 10,28m<sup>2</sup>, tiles

Bathroom : 9.05m<sup>2</sup>, tiles

Bedroom 3 : 11,34m<sup>2</sup>, tiles

Bedroom 4 : 10,77m<sup>2</sup>, tiles

Bedroom 5 : 12,13m<sup>2</sup>, tiles

Steps down to the small barn of 64,63m<sup>2</sup>

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Upstairs

Grenier amenable

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Gite

Living Room : 34,31m<sup>2</sup>, tiles and fireplace

Kitchen : 8,67m<sup>2</sup>, tiles

Utility Room : 3,40m<sup>2</sup>, tiles

Bedroom 1 : 8,70m<sup>2</sup>, carpet

Bedroom 2 : 7,53m<sup>2</sup> carpet



Bathroom : 3,15m2, tiles

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Outside

Garage: 44m2

Barn/Gymof 4 Rooms: 62,33m2, 30,56m2, 12,30m2, 18,80m2

Well

Bread Oven

Large Grounds of 6645m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	185 τ.μ
Μέγεθος αυλής:	6.645 τ.μ

## Room details

Total rooms:	8
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## Utility details

Heating:	Ναί
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## Building details

Outdoor Amenities:	Pool
Αριθμός ορόφων:	2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information



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<https://www.imlix.com/el/>

IMLIX ID:

IX7.185.410

