



## Main House with Guest Gite in Quiet Setting



### Στοιχεία μεσίτη

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Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 376,493.47

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Brizambourg
Ταχυδρομικός κωδικός:	17770
Δημοσιεύθηκε:	06/08/2025

### Περιγραφή:

REDUCED in price - A stone's throw from the village of Brizambourg, in a peaceful environment, this pretty farmhouse of 290 m2 of living space consists of a main house of 240 m2, including 175 m2 on one level, and an adjoining Guest Gite of 62 m2.

### - MAIN HOUSE:

The main house offers:

- Ground floor: a large bright living room of 85 m2, a spacious kitchen of 20 m2, two large bedrooms of 22 and 16 m2, as well as a shower room and 1 toilet.

- Upstairs: two other bedrooms of 15 and 18 m2 complete the sleeping area, as well as a shower room and toilet.

### - GUEST GITE:



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The Guest Gite, with independent entrance, includes a kitchen, a living room, a large bedroom of 20 m<sup>2</sup> with bathroom. It can be kept to accommodate family, friends or be used for rental purposes, but also attached to the house to extend the living space.

The whole is very well maintained: new or renovated roof, heating by heat pump, pellet stove and wood stove.

- Outside: the enclosed and wooded land of 1,700 m<sup>2</sup> offers a beautiful landscaped area with a well, ideal for watering the vegetable garden or flower beds.

Several cars or camper vans can be parked inside.

All shops are within walking distance, and you can reach Saintes, Cognac or Saint-Jean-d'Angely in a few minutes.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.



All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	3
Μέγεθος αυλής:	1780 τ.μ

## **Utility details**

Heating:	Ναί
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.400.807

