



Large Spacious Country House 1h10 from the Coast - €297870



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:	USD 344,907.61

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chef-Boutonne
Ταχυδρομικός κωδικός:	17510
Δημοσιεύθηκε:	17/11/2025
Περιγραφή:	

Large and spacious house with a 152 m2 barn and 3 garages, only 1 hour 10 minutes from the coast. The pleasant grounds are entirely fenced in, ideal for dogs and the property also benefits from an electric gate for your comfort.

This large property, with its spacious living room and large veranda overlooking the fields at the back, offers plenty of potential. Two bedrooms are located on the ground floor, and a large bedroom in the basement, with its own entrance, would make it easy to create a bed and breakfast business.

Outside, the large barn is ideal for repairing or storing vehicles, all set on a large, tree-lined plot with an electric gate.

Ground Floor

Living Room: 48.70 m2, tiled floor, and large enamelled wood stove

Veranda: 22.35 m2, tiled floor

Hallway: 5.47 m2, tiled floor

Kitchen: 23.71 m2, tiled floor

Shower Room: 5.04 m2, tiled floor

Bedroom 1: 10.38 m2, tiled floor

Bedroom 2: 10.98 m2, tiled floor



Basement

Bedroom 3: 28.87 m2, tiled floor

Utility Room / Boiler Room with WC and shower: 32.31 m2, tiled floor

Garage 1: 48.66 m2

Garage 2: 29.71 m2

Garage 3: 22.04 m2

Outside

Large Barn: 152 m2

Garden Shed

Covered Terrace: 25.74 m2

Enclosed Plot: 3,312 m2 with electric gate

Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 2

Τελειωμένα τετραγωνικά 176 τ.μ

πόδια:

Μέγεθος αυλής: 3312 τ.μ

Floor Number: 1

Room details

Total rooms: 5

Building details

Αριθμός ορόφων: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.859.139

