



€148925 - Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views.



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 175,365.07

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Chef-Boutonne
Publicado:	28/07/2023

Descripción:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

HOUSE 1

Ground floor

-Entrance (11m2): Flagstone floor

-Fitted kitchen (23m2): Tiled floor, wood burner and electric heating

- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating



- Shower room (4m2): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m2): Earth floor with door to small rear outside space with a well

Upstairs

- Landing (20m2): Wood floor, cupboard (with hot water tank dating from 2018)
- Bedroom 1 (18m2) Wood floor with private shower room (3m2); tiled floor, toilet, shower, sink
- Bedroom 2 (18m2): Wood floor
- Bathroom (5m2): Tiled floor, bath with shower, WC, washbasin
- Bedroom 3 (22m2): Wood floor

HOUSE 2

Ground floor

- Living room (34m2): Tiled floor, basic kitchen, insert wood burner
- Bedroom 1 (14m2): Wood floor
- Bedroom 2 (12m2): Wood floor
- Shower room (3m2): tiled floor, bidet, sink, shower, WC
- Hallway (3m2): tiled floor

Upstairs

- Bedroom 3 (15m2): Wood floor
- Bedroom 4 (14m2): Wood floor
- Attic 40m2, open to the barn



Outside

- Garden/Courtyard and terrace
 - Two stables
 - Well
 - Small store rooms
 - Barn without roof of 80m2 adjoining house 1
 - Cistern
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Condición: Good

Fabricado: 1805

Común

Dormitorios: 7

Baños: 4

Pies cuadrados terminados: 254 m2

Tamaño del lote: 1.238 m2

Room details

Total rooms: 10

Indoor Features: Fitted kitchen

Utility details

Heating: Sí

Building details

Número de plantas: 2

Lease terms

Date Available:

Información adicional

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



IMLIX

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Contact information

IMLIX ID:

IX4.686.315

