



## Former Farmhouse with Outbuildings, Pond and Pool



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 183,819.31

### Ubicación

País:	Francia
Código postal:	24440
Publicado:	30/07/2025

### Descripción:

Nestled in the vicinity of a rural village, this stone farmhouse offers views over the surrounding countryside from the back. It is composed of an 88m2 character house comprising 3 bedrooms, kitchen, lounge and shower-room. The inside needs modernising but is habitable as it is (recent gas central heating).

Various outbuildings complete the property including a heated one room studio apartment,

Ideal for guests, as well as barns, garages and stables giving a big range of possibilities (ideal for builders or a renovation project).

The 5600m2 mature garden comes with many trees, fruit trees, plants and a well, a bonus for a vegetable plot.

Property Tax 503 Euro a year.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.



Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

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)

Condición: Good

## Común

Dormitorios:	3
Baños:	1
Tamaño del lote:	5599 m2

## Utility details

Heating:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.373.991
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