



## Large Spacious Country House 1h10 from the Coast - €250,000



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 292,493.19

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Chef-Boutonne
Código postal:	17510
Publicado:	10/02/2026

### Descripción:

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

## Común

Dormitorios: 3  
Baños: 2  
Pies cuadrados terminados: 176 m2  
Tamaño del lote: 3312 m2  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Número de plantas: 1

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX8.195.046

