



## Superb Detached Property With Pool And Gite

## اطلاعات مشاور املاک

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English, French	Languages:
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## توضیحات آگهی

آگهی برای: فروش  
قیمت: USD 343,303.5

## اطلاعات مکانی

کشور: France  
استان: Nouvelle-Aquitaine  
شهر: Chef-Boutonne  
کد پستی: 79110  
تاریخ آگهی: 2023/11/27  
توضیحات:

REDUCED in price - Superb detached 4 bedroom property with a pool, gite/studio and outbuildings, situated in the countryside but less than 10 minutes from main commerce and schools. It has an impressive archway entrance and long driveway leading up to the property.

The MAIN HOUSE has a beautiful conservatory to the front overlooking the pool area and also on the ground floor a lovely fitted kitchen, 2 generous reception rooms (one of which could be used as a bedroom) and a shower room. On the first floor there are 4 bedrooms and a bathroom.

The GUEST GITE is independent of the house, and the accommodation all on ground floor level. It would therefore suit someone with reduced mobility. Currently open plan, with a corner kitchen and a shower room, and a sleeping area, but bedrooms could be created with a small modification.

The gite also lends itself to being used as a workshop for creative arts or hobbies etc.

The outbuildings include a double garage with a hobby room above with a shower room, which could alternatively work as a self-contained apartment, and a large workshop with a cellar below.

This is a property which therefore offers flexibility, with potential income streams, space for hobbies and



interests, as well as accommodation for extended family or friends.

- MAIN HOUSE: (Oil central heating)

- Ground floor :

Conservatory (40m<sup>2</sup>) Tiled floor, exposed stone walls

Fitted and equipped kitchen (31m<sup>2</sup>) Tiled floor, exposed stone walls, and beamed ceiling. The kitchen has integrated appliances (oven, microwave, extractor and dish-washer) and also has retained original features such as a well (covered) and old bread-oven

Lounge (31m<sup>2</sup>) Tiled floor, beamed ceiling and exposed stone walls. Fireplace with 'insert' wood burner, and French-doors leading to the rear terrace and garden

Shower room (6m<sup>2</sup>) In the process of being upgraded and will be completed for a sale

Rear entrance hall (13 m<sup>2</sup>) Tiled floor, exposed stone walls and a cloakroom cupboard. Door to rear of the property and covered terrace

2nd sitting room/study (or potential bedroom) (30m<sup>2</sup>) Tiled floor, beamed ceiling, exposed stone walls, and door to the covered terrace

- Upstairs:

Landing : wooden floor

Bedroom 1 (13.5m<sup>2</sup>) Wooden floor

Bedroom 2/dressing room (14m<sup>2</sup>) Wooden floor

Bedroom 3 (10m<sup>2</sup>) Wooden floor

Bedroom 4 (10.5m<sup>2</sup>) Wooden floor

Bathroom (7m<sup>2</sup>) Tiled floor. Spa bath. Vanity unit

WC (2m<sup>2</sup>) Tiled floor. Handbasin

- GUEST GITE / STUDIO: (all on one level) Gas central heating

Open-plan living space (76.5m<sup>2</sup>) with a shower-room, corner kitchen and sleeping area. Tiled floor.

- OUTSIDE:

Pretty mature garden with fruit trees and 2 ponds (one with a small bridge over it)

In-ground pool (12m x 6m, and around 2.5m at its deepest point)

Covered terrace

Garage : (45m<sup>2</sup>) with space for 2 cars. Hot water tank and gas boiler.

Hobby room on the first floor (45m<sup>2</sup>) , with a shower room

Workshop : 2 rooms (35m<sup>2</sup> and 50m<sup>2</sup>) with access to the cellar (11m<sup>2</sup>)

2nd entrance into the rear garden:

Small outbuildings (boiler room/storage and a pool house for the pump etc).

The department of Deux Sevres is in the Poitou-Charentes region, in the western part of France below the Pays de la Loire region. In recent times this department has become an ever popular destination for French property buyers. Prices are still reasonable and one cannot help being seduced by the diverse cultural heritage, delicious local cuisine, seafood and of course the lovely rolling countryside.



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Deux Sevres has a very mild climate, similar to that of Aquitaine and the Poitou-Charentes region, it is the second sunniest region of France where people adopt a relaxed, simple way of life ideal for holidays and leisure activities.

The transport links are very good too, with five international airports, the TGV (high speed train) in Niort can reach Paris in 2 hours, to Bordeaux in 1hrs 30mins and Toulouse in 4hrs 30mins. Good motorway links to Bordeaux, Nantes, Tours and Paris make it a great location.

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.

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## اطلاعات عمومی

4 اتاق خواب:  
4 اتاق خواب:  
2797 متر زیر بنا:

## Room details

Fitted kitchen Indoor Features:

## Utility details

بله Heating:

## Building details

Pool Outdoor Amenities:

## Lease terms



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Date Available:

## Contact information

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