



## €139950 - Pretty 3 Bedroomed Property



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Christophe GUAY   |
| Nom de compagnie: | Agence TIC Ruffec   |
| Pays:             | France  |
| Experience since: | 1985  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +33 (545) 710-046   |
| Languages:        | French  |
| Site web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 139,950 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Chaunay            |
| Soumis:               | 28/07/2023         |

#### Description:

Attractive character property with 3 bedrooms (one of which is downstairs), a large barn, a workshop, some small outbuildings, and an outbuilding which needs some attention but has the potential to be used as a hobby room, gym or art studio.

There is a courtyard garden and also a plot of land opposite which could be used as a vegetable plot.

Nearby, there are local attractions, bars/restaurants and a boulangerie within 5km, and main commerce 10 minutes by car.

The property is ideal as either an easy-maintenance 'lock-up-and-leave' holiday home, or as a permanent home, and in detail it comprises:-

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#### Ground floor:

Fitted kitchen/dining-room (36m<sup>2</sup>). Tiled floor. Fireplace with woodburner, beams and exposed stone



walls.

Beautiful lounge (36m<sup>2</sup>) with a stunning fireplace with a woodburner, exposed stone, beams, and wooden floor

Bedroom (24m<sup>2</sup>) with wooden flooring, and french windows onto the terrace.

Bathroom (6m<sup>2</sup>) with bath, handbasin, wc, and utility room area.

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First floor:

Small landing

Master bedroom (24.5m<sup>2</sup>) with en-suite shower room and walk-in dressing room. Exposed stone walls, beams, wooden flooring

Bedroom (10m<sup>2</sup>) with exposed stone walls, beams, wooden flooring

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Outside :-

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m<sup>2</sup>) requiring attention to the roof, and also internally due to water damage

Large barn (approx. 120m<sup>2</sup>)

Workshop (32m<sup>2</sup>)

Storage shed

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## **Commun**

Chambres:

3



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|                   |                     |
|-------------------|---------------------|
| Salle de bains:   | 2                   |
| Pied carré fini:  | 130 m <sup>2</sup>  |
| Dimesions du lot: | 1.09 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |

## Building details

|                         |   |
|-------------------------|---|
| Nombre de pieds carrés: | 2 |
|-------------------------|---|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX4.686.301 |
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