



€86000 - Small Picturesque Country House with Outbuildings and Land



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:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 98,928.42

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Saint-Claud
Soumis:	16/06/2025

Description:

Charming and picturesque 1-bedroom cottage full of character, nestled in a peaceful hamlet near Saint-Claud. Includes a large outbuilding and a generous 2,070m2 plot of land.

Ground floor

- Living room (42m2): wooden floor, wood burning stove, exposed stone, beams
- Hall (10m2): tiled floor, bread oven, exposed stone
- Kitchen (10m2): tiles, simple, exposed stone, Velux window
- Bathroom (7m2): tiled floor, shower, WC, washbasin, bath, exposed stone, Velux windows



First floor

-Mezzanine / Bedroom (30m2): wooden floor, low beams (approx. 170cm), Velux x 2

Outside

-Front courtyard

-Rear garden with courtyard

-Hangar with cellar

-Barn (90m2)

-Plot of land 2070m2

All on a surface of 3044m2.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	99 m ²
Dimesions du lot:	3.044 m ²

Room details

Total rooms:	3
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Building details

Nombre de pieds carrés:	2
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Lease terms

Date Available:

Information additionnelle

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.185.402
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IMLIX

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<https://www.imlix.com/fr/>

