



€377890 - Gorgeous Country House with Gite, 5 Bedrooms and 6645m2 of Land



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 434,698.38

Location

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

Description:

Charming 5 Bedroom Country House with a Gite and Large Plot of Land. With a light and airy main house and an independent little house with two bedrooms, there's also the possibility to create more accommodation in the stunning wood clad barn which is already separated into several rooms currently used as a gym. Complete with a brand new heat pump heating system and new septic tank, this comfortable home also benefits from double glazing. The vast grounds would be perfect for creating a vegetable garden, keeping bees or even adding a swimming pool. This peaceful, detached property is situated on the edge of a sleepy hamlet just a short bike ride from the village with it's boulangerie, bar, school and post office. This beautiful house really is packed with charm and offers so much potential for any French country project. HURRY!

Main House

Ground Floor

Kitchen : 20,10m2, tiles



Utility : 8,19m², tiles

Boiler Room : 11,95m², tiles

WC : 2,96m², tiles

Living Room : 52,42m², tiles, fireplace and stairs up to attic space

Corridor : 16,27m², tiles

Bedroom 1 Parental Suite : 12,49m², tiles with private bathroom with walk in shower of 6,72m²

Bedroom 2 : 10,28m², tiles

Bathroom : 9.05m², tiles

Bedroom 3 : 11,34m², tiles

Bedroom 4 : 10,77m², tiles

Bedroom 5 : 12,13m², tiles

Steps down to the small barn of 64,63m²

Upstairs

Grenier aménageable

Gite

Living Room : 34,31m², tiles and fireplace

Kitchen : 8,67m², tiles

Utility Room : 3,40m², tiles

Bedroom 1 : 8,70m², carpet

Bedroom 2 : 7,53m² carpet



Bathroom : 3,15m2, tiles

Outside

Garage: 44m2

Barn/Gymof 4 Rooms: 62,33m2, 30,56m2, 12,30m2, 18,80m2

Well

Bread Oven

Large Grounds of 6645m2

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

Commun

Chambres:	7
Salle de bains:	3
Pied carré fini:	185 m ²
Dimesions du lot:	6.645 m ²

Room details

Total rooms:	8
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
Nombre de pieds carrés:	2

Lease terms

Date Available:

Information additionnelle

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

IMLIX ID:	IX7.185.410
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IMLIX

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