

listing



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 455,838.18

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Thiviers
Soumis:	16/01/2025

Description:

Set in a peaceful hamlet just 10 minutes' drive from a thriving market town with mainline connections are these two renovated properties that offer a total of 7 bedrooms. Both houses have been sympathetically renovated and sit within private grounds of approx. 4.3 acres - so suitable for possible glamping or equestrian purposes (subject to necessary permissions). There are several outbuildings on the property, all in good condition. An electric entranceway opens to a gravelled courtyard with parking space for several vehicles. Situated to the left is the main house of approximately 180m². Enter via a large fully-fitted kitchen with modern appliances which features a central island and ample storage cupboards. To the right of the kitchen is a new highly-efficient wood burning stove that is double sided - a very attractive feature. Continuing from the kitchen is an impressive living/dining room area which has a door to the courtyard and also one to access additional parking behind the main-house. To the rear of the kitchen can also be found additional storage space and a WC. The original oak staircase leads to a mezzanine which hosts a shower room, WC and a bedroom (17.9m). Up a short second flight of stairs a landing then takes you to 3 additional double-bedrooms, a WC and second shower-room. Attached to the main house is a 80m² two-storey barn and also a stone cellar for wine and preserves. Opposite the entranceway is a second stone house with excellent potential for rental income (subject to permissions) which has a small outbuilding on either side of it. (possible gite business - subject to necessary permissions). Enter the second building via the kitchen, which features an arched window opening that once formed part of an old bread oven. A passageway leads through to a good-sized living-room with a modern high quality pellet-stove in the large stone fireplace. To the rear of the living-room there is a double bedroom with fitted wardrobes and a shower room with WC (currently being renovated). Upstairs are a further 2 double bedrooms, a WC and a bathroom. Venturing past a magnificent mulberry tree



through the garden visitors will find the large, fenced pool of 12m x 6m from which to enjoy far-reaching views of the fabulous countryside. The land is almost fully-enclosed having previously been used for grazing. From the rear of the second house are 2 spacious covered terraces - providing a choice of sheltered outdoor entertaining areas. Off to the right of the front courtyard is an open hangar which could provide garaging for two cars. There is a working well with an electric pump for garden use. The properties have retained many nice original features throughout, with modern heating appliances to provide year-round comfort. Tax fonciere 2043 euros per annum. Plenty of potential - viewing highly recommended! Price including agency fees :392.200€ Price excluding agency fees :370.000€ Buyer commission, tax included: 6%

Commun

Chambres:	7
Salle de bains:	4
Pied carré fini:	270 m ²
Dimesions du lot:	17494 m ²

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Information additionnelle

Lien URL du site web:	http://www.arkadia.com/MLSM-T8745/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi78009
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