



## Character 3 Bedroomed Property With A Barn and Studio - €167,000



### 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                                          |
| 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:        | USD 196,497.65 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Indicatif régional:   | 86700              |
| Soumis:               | 26/01/2026         |

### Description:

This lovely character property is situated in a small hamlet in the countryside but only 5km to the nearest village with a small supermarket and boulangerie, less than 15 minutes by car to main commerce, and only 45 minutes to Poitiers airport.

The property has 3 bedrooms (one of which is on the ground floor), a lovely farmhouse-style dining-kitchen and a spacious lounge. Outside, a large barn has space for parking several cars. There is also a workshop, and a studio which would be ideal for a craft/hobby room or gym.

To the front of the property there is a pretty garden with an undercover terrace, and on the opposite side of the lane a plot of land which could be used as a vegetable plot.

The property works well either a permanent home, as an easy-maintenance "lock-up-and-leave" holiday home, and/or as an holiday let, having been successfully rented on Airbnb.

In detail it comprises :-

### Ground floor:

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

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

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



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

First floor:

Small landing

Bedroom 2 (24.5m<sup>2</sup>) a walk-in dressing room and storage cupboard. Exposed stone walls, beams, wooden flooring

Bedroom 3 (10m<sup>2</sup>) with exposed stone walls, beams, wooden flooring

Shower room with WC

Outside :-

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m<sup>2</sup>) Large barn (approx. 120m<sup>2</sup>)

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

Storage shed

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 3                   |
| Salle de bains:   | 2                   |
| Pied carré fini:  | 130 m <sup>2</sup>  |
| Dimesions du lot: | 1090 m <sup>2</sup> |
| Floor Number:     | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                         |   |
|-------------------------|---|
| Nombre de pieds carrés: | 1 |
| Orientation:            | W |

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX8.083.081



IMLIX

Marché immobilier IMLIX

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

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