



Large Spacious Country House 1h10 from the Coast - €250,000



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
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 292,472.98

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Chef-Boutonne
Indicatif régional:	17510
Soumis:	10/02/2026

Description:

Large and spacious house with a 152 m2 barn and 3 garages, only 1 hour 10 minutes from the coast. The pleasant grounds are entirely fenced in, ideal for dogs and the property also benefits from an electric gate for your comfort.

This large property, with its spacious living room and large veranda overlooking the fields at the back, offers plenty of potential. Two bedrooms are located on the ground floor, and a large bedroom in the basement, with its own entrance, would make it easy to create a bed and breakfast business.

Outside, the large barn is ideal for repairing or storing vehicles, all set on a large, tree-lined plot with an electric gate.

Ground Floor

Living Room: 48.70 m2, tiled floor, and large enamelled wood stove

Veranda: 22.35 m2, tiled floor

Hallway: 5.47 m2, tiled floor

Kitchen: 23.71 m2, tiled floor

Shower Room: 5.04 m2, tiled floor

Bedroom 1: 10.38 m2, tiled floor

Bedroom 2: 10.98 m2, tiled floor



Basement

Bedroom 3: 28.87 m2, tiled floor

Utility Room / Boiler Room with WC and shower: 32.31 m2, tiled floor

Garage 1: 48.66 m2

Garage 2: 29.71 m2

Garage 3: 22.04 m2

Outside

Large Barn: 152 m2

Garden Shed

Covered Terrace: 25.74 m2

Enclosed Plot: 3,312 m2 with electric gate

Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	176 m ²
Dimesions du lot:	3312 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Nombre de pieds carrés:	1
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Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX8.195.046

