



## Country House 3km from Saint-Claud - €186170



### 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 216,731.52

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Saint-Claud
Indicatif régional:	16450
Soumis:	25/05/2026

#### Description:

A charming country house with a large, flat, wooded plot. This traditional farmhouse exudes plenty of charm and character, and is situated just a few kilometres from a large market town with shops and restaurants. It comprises a living room, a lovely kitchen with a dining area, a large bedroom on the ground floor, and a shower room. The first floor is partially fitted out to accommodate two further bedrooms and a bathroom. Heat pump heating in the kitchen.

#### Ground Floor:

Kitchen (33.05m<sup>2</sup>): "coeur de demoiselle" floor, fitted and equipped, French windows, windows, wood-burning stove, reversible heat pump

Laundry room (5.14m<sup>2</sup>): window, washbasin, tiled floor

Shower room (2.49m<sup>2</sup>): shower, toilet, tiled floor, hand basin

Living room (32.62m<sup>2</sup>): "coeur de demoiselle" floor, wood-burning stove, window, French windows

Hallway (4.53m<sup>2</sup>): stone floor, staircase to first floor

Bedroom (16.85m<sup>2</sup>): laminate flooring, window, high ceiling

#### First Floor:

Attic currently being converted with 2 skylights; work has begun to create two bedrooms and a bathroom.

Water and electricity are already in place. (78.59m<sup>2</sup>)



## Outside:

Barn (76m2)  
Workshop (25m2)  
Sheds and covered terrace  
Small outbuilding, well, water tank  
Large plot  
All set on a 5,439m2

## Commun

Chambres: 1  
Salle de bains: 1  
Pied carré fini: 95 m<sup>2</sup>  
Dimensions du lot: 5439 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 3

## 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: IX8.504.837

