



€220000 - Spacious Family Home with Pool, 6 Bedrooms - Peaceful Hamlet Setting, 2.5 km from Village Centre



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 251,060.77

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Saint-Claud
Feladta:	2025. 05. 13.
Leírás:	

Nestled in a quiet hamlet, this charming family home will win you over with its generous space and peaceful surroundings—just 2.5 km from the village centre, with shops, school, restaurants, and bars close by. The property offers 6 bedrooms (2 on the ground floor), 3 bathrooms, a welcoming kitchen, and bright, spacious living areas. It's ideal for a large family or could suit a guesthouse project. Outside, a mature, enclosed garden of 3,057 m² surrounds a lovely 8m x 4m pool—perfect for making the most of sunny summer days. A fantastic opportunity for those seeking space, comfort, and tranquillity in the countryside while staying close to amenities.

Ground Floor

Living Room (32 m²): Tiled floor, wood-burning stove, exposed beams, door to covered terrace

Fitted Kitchen (8 m²): Laminate flooring, door to covered terrace

Entrance Hall (12 m²): Laminate flooring

Bedroom 1 (14 m²) Laminate flooring, built-in wardrobe, door to outside; with Ensuite (4.5 m²): tiled ensuite with shower, WC, and double sink

Bedroom 2 (16 m²): Laminate flooring



Utility / Pantry (11 m2): Tiled floor, storage, access to garage

Shower Room (7 m2): Tiled floor, shower, garden access

WC (2 m2): Tiled floor, hand basin

First Floor

Landing (12 m2): Laminate flooring, exposed beam

Bedroom 3 (10 m2): Wooden flooring

Bedroom 4 (10.5 m2): Wooden flooring

Bedroom 5 (10 m2): Wooden flooring, exposed beam

Bedroom 6 (8.5 m2): Wooden flooring, exposed beam

Bathroom (8 m2): Laminate flooring, sink, WC, shower, hot water tank (solar-powered)

Storage Room / Loft (32 m2): Plywood floor, insulated, beam height approx. 1.7m

Exterior

Attached Garage (30 m2): Space for two cars, concrete floor

Covered Terrace

Swimming Pool (8m x 4m): Chlorine-treated, new liner (2023), with cover, alarm, and covered terrace

Wood Store

Enclosed Garden: With two vehicle access points

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

Gyakori

Hálósobák:	6
Fürdőszobák:	3
Kész négyzetméter:	165 nm
Telekméret:	3.057 nm

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Emeletek száma:	2



IMLIX

IMLIX ingatlanpiac
<https://www.imlix.com/hu/>

Lease terms

Date Available:

További információ

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX6.912.432

