



## €148925 - Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views.



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 175,365.07

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Chef-Boutonne
Pubblicato:	28/07/2023

### Descrizione:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

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### HOUSE 1

#### Ground floor

-Entrance (11m2): Flagstone floor

-Fitted kitchen (23m2): Tiled floor, wood burner and electric heating

- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating



- Shower room (4m2): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m2): Earth floor with door to small rear outside space with a well

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## Upstairs

- Landing (20m2): Wood floor, cupboard (with hot water tank dating from 2018)
- Bedroom 1 (18m2) Wood floor with private shower room (3m2); tiled floor, toilet, shower, sink
- Bedroom 2 (18m2): Wood floor
- Bathroom (5m2): Tiled floor, bath with shower, WC, washbasin
- Bedroom 3 (22m2): Wood floor

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## HOUSE 2

### Ground floor

- Living room (34m2): Tiled floor, basic kitchen, insert wood burner
- Bedroom 1 (14m2): Wood floor
- Bedroom 2 (12m2): Wood floor
- Shower room (3m2): tiled floor, bidet, sink, shower, WC
- Hallway (3m2): tiled floor

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## Upstairs

- Bedroom 3 (15m2): Wood floor
- Bedroom 4 (14m2): Wood floor
- Attic 40m2, open to the barn



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## Outside

- Garden/Courtyard and terrace
  - Two stables
  - Well
  - Small store rooms
  - Barn without roof of 80m2 adjoining house 1
  - Cistern
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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condizione: Good

Costruito: 1805

## Comune

Camere da letto: 7

Bagni: 4

Finito piedi quadrati: 254 mq

Dimensione del lotto: 1.238 mq

## Room details

Total rooms: 10

Indoor Features: Fitted kitchen

## Utility details

Heating: Sì

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



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## Contact information

IMLIX ID:

IX4.686.315

