



## €299500 - Beautiful Detached Property With A Gite And A Hectare Of Land



### 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:	EUR 299,500

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Chaunay
Pubblicato:	12/04/2024

### Descrizione:

Immaculate detached 3 bedroomed stone property with a 2 bedroomed gite, sitting on a lovely plot of land of just over a hectare. The property is of excellent quality and is situated in a small hamlet just 5 minutes by car to the nearest village which is well-served with local amenities including a small supermarket, hotel/restaurant, doctor, pharmacy and schools. There is good access to the N10 allowing accessibility to larger villages, towns, and airports.

The 2 bedroomed gite is attached to the house but also has a completely independent access, and its own garden. Perfect for family and friends, and also as a rental for anyone looking to have an income stream.

For those of you with an interest in local history, during the 18th century, the property was used as a place of worship and evidence of this remains in the gite which has a spectacular window recess.

The outside space comprises a large courtyard to the front with plenty of room for parking, a terrace to the rear, a well-maintained garden and a large field which could be suitable for grazing animals or for another business opportunity as there are power points in the field, having in the past been used for caravans.



---

A hot tub is included in the sale.

This is a super property as a family home, with the added benefit of having potential for business opportunities.

In detail it comprises:-

-----

## MAIN HOUSE.

Ground floor :

Spacious kitchen (30m<sup>2</sup>) with fitted units, an island, and a dish-washer. Tiled floor, beamed ceiling and patio doors to the rear terrace and garden.

Pantry/utility room (5m<sup>2</sup>) with the hot water tank and plumbing for a washing-machine

Stunning lounge/dining-room (48.5m<sup>2</sup>) with large bay windows and a mezzanine, beams, exposed stone walls, wooden floor, patio doors to the rear, and a log burner. A doorway leads to the gite with a small hallway in between.

WC (1.5m<sup>2</sup>) with handbasin

-----

Upstairs:

Mezzanine overlooking the dining area downstairs

Landing with a useful airing cupboard

Master bedroom (14m<sup>2</sup>) with fitted wardrobes, wooden floor, beams and en-suite bathroom (7m<sup>2</sup>) with a bath, shower, vanity unit, wc and heated towel rail. The bathroom can also be accessed from the mezzanine.

Bedroom 2 (12m<sup>2</sup>). Carpet, beams and built-in wardrobe space

Bedroom 3 (8m<sup>2</sup>) Carpet and beams.

Shower room (6m<sup>2</sup>) with a shower, vanity unit, wc and heated towel-rail

-----

Outside :



Large courtyard to the front with a car port (room for 1 car)

Small stone outbuilding/workshop

Formal garden to the rear with an arbour, well-maintained flower beds, and an electric fountain, and a super terraced area for outdoor dining

Field, vegetable patch, and several fruit trees including apricot, apple, plum, cherry and nut.

Outside storage room with a fridge-freezer and tumble drier which are included in the sale, and a large shed for storage of mowers, garden furniture etc

-----

## GITE

Ground floor:

Open plan living room (35m<sup>2</sup>) with a fitted and equipped kitchen. Patio doors to the front, beams and a pantry/storage room. The kitchen is equipped with a gas hob, electric oven and washing-machine.

Upstairs :

Bedroom 1 (14m<sup>2</sup>) Carpet and beams

Bedroom 2 (13m<sup>2</sup>) Carpet

Bathroom (4.5m<sup>2</sup>) with a bath with a shower attachment above, vanity unit, wc, heated towel-rail, and hot water tank.

-----

Outside :

Independent driveway with plenty of parking and access to the field

Enclosed garden to the front

-----

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)

## Comune



---

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	230 mq
Dimensione del lotto:	11.808 mq

## Room details

Total rooms:	8
--------------	---

## Building details

Numero di piani:	2
------------------	---

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <http://www.youtube.com/embed/j1qZOMH8p2M>

## Contact information

IMLIX ID: IX5.635.153

