



€234000 - Detached Character Stone Property With 5 Bedrooms, Gite Potential, And A Beautiful Garden



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
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 275,544.24

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Lezay
Pubblicato:	21/05/2025

Descrizione:

Characterful detached stone property with flagstone floors, beams and exposed stone walls. Comprising 5 bedrooms, an old house with potential for a gite, outbuildings, and a beautiful mature garden, all on a plot of 4815m2, this property makes a wonderful family home, and also provides the possibility of a business opportunity with gites or B&B.

The property is situated in a small hamlet, in a rural location, but only 4km from the nearest village with a bar, and 6km from all main amenities. Poitiers airport is only 43km, and there is a local train station 22km away.

In 2022 the roof was renewed and a new septic tank installed, and a new pellet burner installed in 2021.

In detail the property comprises :-

On the ground floor :-



Living room/kitchen-diner (29m²) Flagstone floor. Beams. Chimney with 'insert' fireplace

Lounge (33m²) Flagstone floor. Beams. Open fireplace, and pellet burner which heats the downstairs bedroom, the kitchen and upstairs

Bedroom 1 (16m²) Wooden floor. En-suite shower room (7.5m²) with a shower, handbasin and heated towel rail.

Corridor with a feature old bread oven. WC, door to the shower-room, and a door to the rear of the property.

Upstairs :-

Bedroom 1 (17m²) Wooden floor, beams and built-in wardrobe

Shower room (7m²) Shower, vanity unit, bidet and wc. Beamed ceiling. Tiled floor. Extractor.

Bedroom 2 (19m²) Wooden floor and beams

Bedroom 3 (25m²) Tiled floor (low beam)

Bedroom 4 (14m²) Tiled floor. Beams

Bathroom (4.5m²) Bath, shower, wc handbasin. Tiled floor. Beams.

Access to the eaves (storage)

Outside :

Attached old house (not renovated) with 3 rooms on the ground floor of approximately 30m², 30m² and 17m². Water available.

Barn approx. 80m² overall and other outbuildings of approximately 33m², 16m² and 12m²

Beautiful mature garden with an orchard (including walnut trees, apple and fig)

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



Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	180 mq
Dimensione del lotto:	4.815 mq

Room details

Total rooms:	7
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Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX6.922.738

