



## €86000 - Small Picturesque Country House with Outbuildings and 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 86,000 |

#### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Saint-Cloud        |
| Pubblicato:                  | 16/06/2025         |

#### Descrizione:

Charming and picturesque 1-bedroom cottage full of character, nestled in a peaceful hamlet near Saint-Cloud. Includes a large outbuilding and a generous 2,070m2 plot of land.

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#### Ground floor

- Living room (42m2): wooden floor, wood burning stove, exposed stone, beams
- Hall (10m2): tiled floor, bread oven, exposed stone
- Kitchen (10m2): tiles, simple, exposed stone, Velux window
- Bathroom (7m2): tiled floor, shower, WC, washbasin, bath, exposed stone, Velux windows

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## First floor

-Mezzanine / Bedroom (30m2): wooden floor, low beams (approx. 170cm), Velux x 2

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## Outside

-Front courtyard

-Rear garden with courtyard

-Hangar with cellar

-Barn (90m2)

-Plot of land 2070m2

All on a surface of 3044m2.

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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)

## Comune

|                        |          |
|------------------------|----------|
| Camere da letto:       | 1        |
| Bagni:                 | 1        |
| Finito piedi quadrati: | 99 mq    |
| Dimensione del lotto:  | 3.044 mq |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 3 |
|--------------|---|

## Building details

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

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX7.185.402



# IMLIX

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<https://www.imlix.com/it/>

