



€377890 - Gorgeous Country House with Gite, 5 Bedrooms and 6645m2 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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 377,890

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Lizant
Pubblicato:	16/06/2025

Descrizione:

Charming 5 Bedroom Country House with a Gite and Large Plot of Land. With a light and airy main house and an independent little house with two bedrooms, there's also the possibility to create more accommodation in the stunning wood clad barn which is already separated into several rooms currently used as a gym. Complete with a brand new heat pump heating system and new septic tank, this comfortable home also benefits from double glazing. The vast grounds would be perfect for creating a vegetable garden, keeping bees or even adding a swimming pool. This peaceful, detached property is situated on the edge of a sleepy hamlet just a short bike ride from the village with it's boulangerie, bar, school and post office. This beautiful house really is packed with charm and offers so much potential for any French country project. HURRY!

Main House

Ground Floor

Kitchen : 20,10m2, tiles



Utility : 8,19m², tiles

Boiler Room : 11,95m², tiles

WC : 2,96m², tiles

Living Room : 52,42m², tiles, fireplace and stairs up to attic space

Corridor : 16,27m², tiles

Bedroom 1 Parental Suite : 12,49m², tiles with private bathroom with walk in shower of 6,72m²

Bedroom 2 : 10,28m², tiles

Bathroom : 9.05m², tiles

Bedroom 3 : 11,34m², tiles

Bedroom 4 : 10,77m², tiles

Bedroom 5 : 12,13m², tiles

Steps down to the small barn of 64,63m²

Upstairs

Grenier amenable

Gite

Living Room : 34,31m², tiles and fireplace

Kitchen : 8,67m², tiles

Utility Room : 3,40m², tiles

Bedroom 1 : 8,70m², carpet

Bedroom 2 : 7,53m² carpet



Bathroom : 3,15m2, tiles

Outside

Garage: 44m2

Barn/Gymof 4 Rooms: 62,33m2, 30,56m2, 12,30m2, 18,80m2

Well

Bread Oven

Large Grounds of 6645m2

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

Comune

Camere da letto:	7
Bagni:	3
Finito piedi quadrati:	185 mq
Dimensione del lotto:	6.645 mq

Room details

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

Utility details

Heating:	Sì
----------	----

Building details

Outdoor Amenities:	Pool
Numero di piani:	2

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID:	IX7.185.410
-----------	-------------



IMLIX

Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

