



Large Spacious Country House 1h10 from the Coast - €250,000



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:	USD 294,841.96

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Chef-Boutonne
Cap:	17510
Publicato:	10/02/2026

Descrizione:

Large and spacious house with a 152 m2 barn and 3 garages, only 1 hour 10 minutes from the coast. The pleasant grounds are entirely fenced in, ideal for dogs and the property also benefits from an electric gate for your comfort.

This large property, with its spacious living room and large veranda overlooking the fields at the back, offers plenty of potential. Two bedrooms are located on the ground floor, and a large bedroom in the basement, with its own entrance, would make it easy to create a bed and breakfast business.

Outside, the large barn is ideal for repairing or storing vehicles, all set on a large, tree-lined plot with an electric gate.

Ground Floor

Living Room: 48.70 m2, tiled floor, and large enamelled wood stove

Veranda: 22.35 m2, tiled floor

Hallway: 5.47 m2, tiled floor

Kitchen: 23.71 m2, tiled floor

Shower Room: 5.04 m2, tiled floor

Bedroom 1: 10.38 m2, tiled floor

Bedroom 2: 10.98 m2, tiled floor



Basement
Bedroom 3: 28.87 m2, tiled floor
Utility Room / Boiler Room with WC and shower: 32.31 m2, tiled floor
Garage 1: 48.66 m2
Garage 2: 29.71 m2
Garage 3: 22.04 m2
Outside
Large Barn: 152 m2
Garden Shed
Covered Terrace: 25.74 m2
Enclosed Plot: 3,312 m2 with electric gate

Comune

Camere da letto: 3
Bagni: 2
Finito piedi quadrati: 176 mq
Dimensione del lotto: 3312 mq
Floor Number: 1

Room details

Total rooms: 5

Building details

Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/>

Contact information

IMLIX ID: IX8.195.046

