



## Charming detached stone house, large plot, mains drainage



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 257,102.27

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Loubille
Cap:	79110
Publicato:	05/04/2026

### Descrizione:

This charming property is situated in a quiet village where you will find a bar/restaurant, library and bread shop within walking distance. Situated 8 km from Chef Boutonne where there are 2 supermarkets, schools from primary to Lycée, shops and the magnificent Château de Javarzay. The current owners have lovingly restored the house whilst retaining many of the original features - exposed stonework and beams. Modern comforts include double glazing, insulation, gas central heating, mains drainage and electricity conforming to the latest standards. Bathed in natural light this property is detached and set back from the road so peace and quiet is assured. The accommodation comprises on the ground floor: a large fitted and equipped kitchen/dining room with fireplace (you can install a wood-burning stove), a sitting room with fireplace and wood-burning stove, a bathroom and a separate toilet. There is also a practical room used as workshop/laundry room with an additional shower. Upstairs: 2 large bedrooms (27 m<sup>2</sup> and 24 m<sup>2</sup>), one of which has an en suite shower room and toilet. Attic - 3rd bedroom. The garden of approx. 1600 m<sup>2</sup> is fully enclosed and includes small roofs, a workshop, another large outbuilding, a well and an open barn for parking cars. Mains drainage and fibre-optic internet access. Make an appointment to visit quickly. Virtual tours and videos available on request.

Condizione:	Good
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### Comune

Camere da letto:	3
Bagni:	1



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Finito piedi quadrati: 136 mq  
Dimensione del lotto: 1677 mq

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Gas

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 249

### Building details

Parking: Sì  
Numero di piani: 2

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T30519/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30519/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 8A356B5A475C4D41

