



Country House 3km from Saint-Claud - €186170



Informazioni sull'Agente

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|-------------------|---|
| 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

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|----------------|----------------|
| Proprietà per: | Saldi |
| Prezzo: | USD 216,731.52 |

Posizione

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|------------------------------|--------------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città: | Saint-Claud |
| Cap: | 16450 |
| Publicato: | 25/05/2026 |

Descrizione:

A charming country house with a large, flat, wooded plot. This traditional farmhouse exudes plenty of charm and character, and is situated just a few kilometres from a large market town with shops and restaurants. It comprises a living room, a lovely kitchen with a dining area, a large bedroom on the ground floor, and a shower room. The first floor is partially fitted out to accommodate two further bedrooms and a bathroom. Heat pump heating in the kitchen.

Ground Floor:

Kitchen (33.05m²): "coeur de demoiselle" floor, fitted and equipped, French windows, windows, wood-burning stove, reversible heat pump

Laundry room (5.14m²): window, washbasin, tiled floor

Shower room (2.49m²): shower, toilet, tiled floor, hand basin

Living room (32.62m²): "coeur de demoiselle" floor, wood-burning stove, window, French windows

Hallway (4.53m²): stone floor, staircase to first floor

Bedroom (16.85m²): laminate flooring, window, high ceiling

First Floor:

Attic currently being converted with 2 skylights; work has begun to create two bedrooms and a bathroom. Water and electricity are already in place. (78.59m²)



Outside:

Barn (76m2)
Workshop (25m2)
Sheds and covered terrace
Small outbuilding, well, water tank
Large plot
All set on a 5,439m2

Comune

Camere da letto: 1
Bagni: 1
Finito piedi quadrati: 95 mq
Dimensione del lotto: 5439 mq
Floor Number: 1

Room details

Total rooms: 3

Building details

Numero di piani: 1
Orientation: W

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.504.837

