



## Village Cottage With Annexe Garden And Outbuildings



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 170,210

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Lizant
Postcode:	86400
Geplaatst:	21-09-2023

### Omschrijving:

**REDUCED** in price - Large Cottage style house with character, in the centre of a small village in the Vienne, between Civray and Ruffec; close to basic amenities. The property has a lot of potential, in particular for making Chambres d'Hotes / Guest Gites / AirBnB. The numerous outbuildings, allow for conversion but also a lot of storage; especially for a camping car. The property benefits from oil-fired central heating and double glazing on all windows.

### - Ground floor:

Basic kitchen / dining room (29m<sup>2</sup>): wooden floor, wood burner, exposed stone and beams  
Entrance hall (13m<sup>2</sup>): wooden floor, exposed stone and beams  
Bathroom (4m<sup>2</sup>): wooden floor, WC, small bath, washbasin  
Living room (16m<sup>2</sup>): wooden floor, fireplace with wood burner, exposed stones  
Summer kitchen (12m<sup>2</sup>) : tiled floor, bay window  
Insulated cellar under the kitchen

### - 1st floor:

Landing (8m<sup>2</sup>): wooden floor, cupboard  
Bedroom 1 (10m<sup>2</sup>): wooden floor, wardrobe  
Bedroom 2 (15m<sup>2</sup>): wooden floor, fireplace, exposed beams



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Bedroom 3 (8m2): wooden floor, access through bedroom 2

WC (2m2): floor, washbasin

Bedroom 4 (18m2) Wooden floor and door to a large terrace

- 2nd floor:

Attic (45m2): floor, exposed stones, stairs in place, double glazed window, electricity in place and room of 8m2.

- Outside:

Large courtyard

Boiler room

Independent flat with a room of 25m2 (kitchen area), a bedroom of 12m2 and a shower room of 3m2)

Stone barn of 80m2 (roof in good condition, space for a camper van, door to the street)

Two small roofs

Hangar (80m2)

Garage for one car

Barn of 100m2 with roof in good condition.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Algemeen**

Slaapkamers: 5  
Badkamers: 2  
Lot Afmeting: 1040 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**

Virtual tour URL: <https://www.youtube.com/embed/ATUcEX6K0s4>

## **Contact information**

IMLIX ID: IX4.908.041

