



€86000 - Small Picturesque Country House with Outbuildings and Land



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 86,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Claud
Geplaatst:	16-06-2025

Omschrijving:

Charming and picturesque 1-bedroom cottage full of character, nestled in a peaceful hamlet near Saint-Claud. Includes a large outbuilding and a generous 2,070m2 plot of land.

Ground floor

- Living room (42m2): wooden floor, wood burning stove, exposed stone, beams
- Hall (10m2): tiled floor, bread oven, exposed stone
- Kitchen (10m2): tiles, simple, exposed stone, Velux window
- Bathroom (7m2): tiled floor, shower, WC, washbasin, bath, exposed stone, Velux windows

First floor



-Mezzanine / Bedroom (30m²): wooden floor, low beams (approx. 170cm), Velux x 2

Outside

-Front courtyard

-Rear garden with courtyard

-Hangar with cellar

-Barn (90m²)

-Plot of land 2070m²

All on a surface of 3044m².

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

Algemeen

Slaapkamers:	1
Badkamers:	1
Afgewerkte vierkante meter:	99 m ²
Lot Afmeting:	3.044 m ²

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Additionele informatie

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

IMLIX ID:	IX7.185.402
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IMLIX

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<https://www.imlix.com/nl/>

