



€377890 - Gorgeous Country House with Gite, 5 Bedrooms and 6645m2 of 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:	USD 434,698.38

Locatie

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

Charming 5 Bedroom Country House with a Gite and Large Plot of Land. With a light and airy main house and an independent little house with two bedrooms, there's also the possibility to create more accommodation in the stunning wood clad barn which is already separated into several rooms currently used as a gym. Complete with a brand new heat pump heating system and new septic tank, this comfortable home also benefits from double glazing. The vast grounds would be perfect for creating a vegetable garden, keeping bees or even adding a swimming pool. This peaceful, detached property is situated on the edge of a sleepy hamlet just a short bike ride from the village with it's boulangerie, bar, school and post office. This beautiful house really is packed with charm and offers so much potential for any French country project. HURRY!

Main House

Ground Floor

Kitchen : 20,10m2, tiles



Utility : 8,19m², tiles

Boiler Room : 11,95m², tiles

WC : 2,96m², tiles

Living Room : 52,42m², tiles, fireplace and stairs up to attic space

Corridor : 16,27m², tiles

Bedroom 1 Parental Suite : 12,49m², tiles with private bathroom with walk in shower of 6,72m²

Bedroom 2 : 10,28m², tiles

Bathroom : 9.05m², tiles

Bedroom 3 : 11,34m², tiles

Bedroom 4 : 10,77m², tiles

Bedroom 5 : 12,13m², tiles

Steps down to the small barn of 64,63m²

Upstairs

Grenier aménageable

Gite

Living Room : 34,31m², tiles and fireplace

Kitchen : 8,67m², tiles

Utility Room : 3,40m², tiles

Bedroom 1 : 8,70m², carpet

Bedroom 2 : 7,53m² carpet

Bathroom : 3,15m², tiles



Outside

Garage: 44m²

Barn/Gymof 4 Rooms: 62,33m², 30,56m², 12,30m², 18,80m²

Well

Bread Oven

Large Grounds of 6645m²

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

Algemeen

Slaapkamers:	7
Badkamers:	3
Afgewerkte vierkante meter:	185 m ²
Lot Afmeting:	6.645 m ²

Room details

Total rooms:	8
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Utility details

Heating:	Ja
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Building details

Outdoor Amenities:	Pool
Aantal verdiepingen:	2

Lease terms

Date Available:

Additionele informatie

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

IMLIX ID:	IX7.185.410
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IMLIX

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