



## Altes Steinhaus aus dem 19. Jahrhundert - komplett renoviert



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 487,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruch
Postcode:	33350
Geplaatst:	26-06-2024

### Omschrijving:

Magnificent late 19th century stone house, completely renovated by the 'Compagnons de France' around 2001.

It is situated on a hill with superb views to the South and West. Further work was carried out in 2021 following the drought to avoid any future problems, and this work is still under warranty.

The house offers:

### GROUND FLOOR:

20m<sup>2</sup> kitchen with large stone fireplace and 10m<sup>2</sup> utility room -  
Corridor of 3m<sup>2</sup> leading to two bedrooms of 11.6 and 15.9m<sup>2</sup> -  
Master suite 33m<sup>2</sup> including bedroom, bathroom with bath and shower and separate WC -  
Bathroom (with bath and shower) 10m<sup>2</sup> -  
Separate WC -  
Dining room with open fireplace 31m<sup>2</sup> -  
Large living room 64m<sup>2</sup> with fireplace -  
Also on the ground floor a 30m<sup>2</sup> garage/boiler room opening onto a 45m<sup>2</sup> barn -

### FIRST FLOOR:

Large Landing of 20m<sup>2</sup> -  
4 Bedrooms of 14.4m<sup>2</sup>, 15.5m<sup>2</sup>, 17.4m<sup>2</sup> and 28m<sup>2</sup> -



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Bathroom and separate WC -

Outside you will find a large park of 6501m<sup>2</sup> and a stone outbuilding in need of renovation. There is also a 60m<sup>2</sup> cave under the main living room with acces from both the interieur and exterieur of the house - the ideal place for a Gym/Studio or just a real Mancave! Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Gebouwd: 1870

## Algemeen

Slaapkamers: 7  
Badkamers: 3  
Afgewerkte vierkante meter: 300 m<sup>2</sup>  
Lot Afmeting: 6460 m<sup>2</sup>

## Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 110

## Building details

Number of Garages: 1  
Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/GKAD-T68510/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68510/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 354\_34597



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