



## listing



### 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:	USD 199,351.03

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Chef-Boutonne
Geplaatst:	26-08-2025

### Omschrijving:

Located on the edge of a peaceful village and just a five-minute drive from Chef-Boutonne — with its restaurants, bars, weekly market, supermarkets, and a full range of amenities — this charming stone house offers a wonderful opportunity to start a new chapter in the country. Full of character, the property features exposed beams, fireplaces, and a light, open-plan kitchen/diner with an insert wood burner. The ground floor also includes a utility/boiler room, WC, and a spacious living room with a wood burner, while three generous bedrooms and a shower room complete the main accommodation. Upstairs, a large first-floor attic, with exposed beams and stone, presents exciting potential for conversion into additional bedrooms, a home office, or creative space, with plumbing and electrical services already in place. Outside, the mature garden offers tranquil countryside views, an above-ground pool, a large barn/workshop, and a covered terrace with the potential for a sunroom — perfect for outdoor entertaining, family life, or simply enjoying the seasons as they change. A character-filled country home with space, versatility, and endless potential — ideal for embracing the possibilities of a fresh start in the year ahead. Price including agency fees : €172 800 Price excluding agency fees : €160 000 Buyer commission included: 8 %

### Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	115 m <sup>2</sup>
Lot Afmeting:	3615 m <sup>2</sup>

### Building details



IMLIX

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

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Outdoor Amenities:

Pool

### Lease terms

Date Available:

### Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T5969/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5969/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID:

bvi71831

