



Country House 3km from Saint-Claud - €186170



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 216,731.52

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Claud
Postcode:	16450
Geplaatst:	25-05-2026

Omschrijving:

A charming country house with a large, flat, wooded plot. This traditional farmhouse exudes plenty of charm and character, and is situated just a few kilometres from a large market town with shops and restaurants. It comprises a living room, a lovely kitchen with a dining area, a large bedroom on the ground floor, and a shower room. The first floor is partially fitted out to accommodate two further bedrooms and a bathroom. Heat pump heating in the kitchen.

Ground Floor:

Kitchen (33.05m²): "coeur de demoiselle" floor, fitted and equipped, French windows, windows, wood-burning stove, reversible heat pump

Laundry room (5.14m²): window, washbasin, tiled floor

Shower room (2.49m²): shower, toilet, tiled floor, hand basin

Living room (32.62m²): "coeur de demoiselle" floor, wood-burning stove, window, French windows

Hallway (4.53m²): stone floor, staircase to first floor

Bedroom (16.85m²): laminate flooring, window, high ceiling

First Floor:

Attic currently being converted with 2 skylights; work has begun to create two bedrooms and a bathroom.

Water and electricity are already in place. (78.59m²)

Outside:

Barn (76m²)



Workshop (25m2)
Sheds and covered terrace
Small outbuilding, well, water tank
Large plot
All set on a 5,439m2

Algemeen

Slaapkamers:	1
Badkamers:	1
Afgewerkte vierkante meter:	95 m ²
Lot Afmeting:	5439 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX8.504.837
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