



€299900 - Beautiful Detached 4 Bedroomed Stone Property



Agent Info

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

Listing details

Property for:	Sale
Price:	USD 347,728.38

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
Posted:	Nov 17, 2023

Description:

This charming detached 4 bedroomed stone property is full of character and has a lovely cosy feel. It is situated in a small hamlet on the outskirts of Blanzay, which has a boulangerie and restaurant, and 8km from Civray where all main commerce can be found.

The property is double-glazed, heated by a combination of gas central heating, a wood burner and a pellet burner, and is on mains drains.

Access to the property is along a driveway to electric gates. There is a super large barn, plus several smaller outbuildings, a beautiful mature garden with fruit trees, a well and a pond. The property is very private and a real haven of peace.

The outbuildings provide the opportunity for workshops or (with relevant permissions), conversion to additional accommodation, all in a beautiful setting.

In detail the property comprises :-



Ground floor:

Fully fitted kitchen (17.5m²). There is a good range of units, and the cooker and extractor are included. Tiled floor and door to the front

Lounge (35m²) Parquet floor, exposed stone walls, fireplace and wood burner

Dining-room (33m²) Wooden floor, beams, exposed stone walls. Fireplace with pellet burner

Bedroom 1 (11m²) with en-suite shower room (3.8m²) with a shower, vanity unit and wc

Office (11.5m²) Tiled floor. Staircase to the first floor

Shower room (6.85m²) Shower, wc and vanity unit. Heated towel rail. Extractor

Utility room (10.8m²) Tiled floor. Gas central heating boiler. Door to the rear courtyard and garden

Upstairs:

Large landing (17m²) Wooden floor and beams. Storage cupboard

Bedroom 2 (25.4m²) Wooden floor and beams

Bedroom 3 (15m²) Beams

Bedroom 4 (9.5m²) Beams

Bathroom (4m²) Bath, vanity unit and heated towel rail

WC (1.2m²) with a handbasin

Outside:

Driveway to the property with electric gates

Large garden with mature trees, a well and a fish pond

Terraced areas to the front and rear

Large barn (165m²), an outbuilding of approximately 45m², and other smaller outbuildings



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

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	202 sq m
Lot Size:	5.378 sq m

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
----------	-----

Building details

Number of Floors:	2
-------------------	---

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID:	IX5.134.785
-----------	-------------

