



€86000 - Small Picturesque Country House with Outbuildings and Land



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 98,928.42

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Saint-Claud
Posted:	Jun 16, 2025

Description:

Charming and picturesque 1-bedroom cottage full of character, nestled in a peaceful hamlet near Saint-Claud. Includes a large outbuilding and a generous 2,070m2 plot of land.

Ground floor

- Living room (42m2): wooden floor, wood burning stove, exposed stone, beams
- Hall (10m2): tiled floor, bread oven, exposed stone
- Kitchen (10m2): tiles, simple, exposed stone, Velux window
- Bathroom (7m2): tiled floor, shower, WC, washbasin, bath, exposed stone, Velux windows

First floor



-Mezzanine / Bedroom (30m2): wooden floor, low beams (approx. 170cm), Velux x 2

Outside

-Front courtyard

-Rear garden with courtyard

-Hangar with cellar

-Barn (90m2)

-Plot of land 2070m2

All on a surface of 3044m2.

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

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	99 sq m
Lot Size:	3.044 sq m

Room details

Total rooms:	3
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Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX7.185.402



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

