#### **IMLIX Real Estate Marketplace**



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# Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views. - €148925



# 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 171,223.33

#### Location

Country: France

State/Region/Province: Nouvelle-Aquitaine
City: Chef-Boutonne

ZIP code: 79190

Posted: Dec 10, 2024

Description:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

#### HOUSE 1

#### Ground floor

- -Entrance (11m2): Flagstone floor
- -Fitted kitchen (23m2): Tiled floor, wood burner and electric heating
- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating
- Shower room (4m2): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m2): Earth floor with door to small rear outside space with a well Upstairs
- Landing (20m2): Wood floor, cupboard (with hot water tank dating from 2018)
- -Bedroom 1 (18m2) Wood floor with private shower room (3m2):; tiled floor, toilet, shower, sink
- -Bedroom 2 (18m2): Wood floor
- -Bathroom (5m2): Tiled floor, bath with shower, WC, washbasin

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-Bedroom 3 (22m2): Wood floor

HOUSE 2 Ground floor

- Living room (34m2): Tiled floor, basic kitchen, insert wood burner
- -Bedroom 1 (14m2): Wood floor
- -Bedroom 2 (12m2): Wood floor
- -Shower room (3m2): tiled floor, bidet, sink, shower, WC
- -Hallway (3m2): tiled floor

**Upstairs** 

- -Bedroom 3 (15m2): Wood floor
- -Bedroom 4 (14m2): Wood floor
- -Attic 40m2, open to the barn

Outside

- -Garden/Courtyard and terrace
- -Two stables
- -Well
- -Small store rooms
- -Barn without roof of 80m2 adjoining house 1
- -Citern

Built: 1805

### Common

Bedrooms: 7
Bathrooms: 4

Finished sq. ft.: 254 sq m Lot Size: 1238 sq m

Floor Number: 1

#### **Room details**

Total rooms: 10

# **Building details**

Number of Floors: 1
Orientation: S

#### Lease terms

Date Available:

#### **Contact information**

IMLIX ID: IX7.344.931

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