



Large Spacious Country House 1h10 from the Coast - €297870



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
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 344,907.61

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Chef-Boutonne
ZIP code:	17510
Posted:	Nov 17, 2025

Description:

Large and spacious house with a 152 m2 barn and 3 garages, only 1 hour 10 minutes from the coast. The pleasant grounds are entirely fenced in, ideal for dogs and the property also benefits from an electric gate for your comfort.

This large property, with its spacious living room and large veranda overlooking the fields at the back, offers plenty of potential. Two bedrooms are located on the ground floor, and a large bedroom in the basement, with its own entrance, would make it easy to create a bed and breakfast business.

Outside, the large barn is ideal for repairing or storing vehicles, all set on a large, tree-lined plot with an electric gate.

Ground Floor

Living Room: 48.70 m2, tiled floor, and large enamelled wood stove

Veranda: 22.35 m2, tiled floor

Hallway: 5.47 m2, tiled floor

Kitchen: 23.71 m2, tiled floor

Shower Room: 5.04 m2, tiled floor

Bedroom 1: 10.38 m2, tiled floor

Bedroom 2: 10.98 m2, tiled floor

Basement



Bedroom 3: 28.87 m2, tiled floor
Utility Room / Boiler Room with WC and shower: 32.31 m2, tiled floor
Garage 1: 48.66 m2
Garage 2: 29.71 m2
Garage 3: 22.04 m2
Outside
Large Barn: 152 m2
Garden Shed
Covered Terrace: 25.74 m2
Enclosed Plot: 3,312 m2 with electric gate

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	176 sq m
Lot Size:	3312 sq m
Floor Number:	1

Room details

Total rooms:	5
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Building details

Number of Floors:	1
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.859.139
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