



Charming detached stone house, large plot, mains drainage



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 256,994.79

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Loubille
ZIP code: 79110
Posted: Apr 05, 2026

Description:

This charming property is situated in a quiet village where you will find a bar/restaurant, library and bread shop within walking distance. Situated 8 km from Chef Boutonne where there are 2 supermarkets, schools from primary to Lycée, shops and the magnificent Château de Javarzay. The current owners have lovingly restored the house whilst retaining many of the original features - exposed stonework and beams. Modern comforts include double glazing, insulation, gas central heating, mains drainage and electricity conforming to the latest standards. Bathed in natural light this property is detached and set back from the road so peace and quiet is assured. The accommodation comprises on the ground floor: a large fitted and equipped kitchen/dining room with fireplace (you can install a wood-burning stove), a sitting room with fireplace and wood-burning stove, a bathroom and a separate toilet. There is also a practical room used as workshop/laundry room with an additional shower. Upstairs: 2 large bedrooms (27 m² and 24 m²), one of which has an en suite shower room and toilet. Attic - 3rd bedroom. The garden of approx. 1600 m² is fully enclosed and includes small roofs, a workshop, another large outbuilding, a well and an open barn for parking cars. Mains drainage and fibre-optic internet access. Make an appointment to visit quickly. Virtual tours and videos available on request.

Condition: Good

Common

Bedrooms: 3
Bathrooms: 1



Finished sq. ft.: 136 sq m
Lot Size: 1677 sq m

Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Gas

Energy efficiency

Energy Use (kWh/m²/year): 249

Building details

Parking: Yes
Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T30519/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 8A356B5A475C4D41

