



## €276595 - Farmhouse with 4 Bedrooms, Outbuildings, 3 Acres and Swimming Pool



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience since:	1985
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 323,165.8

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Cellefrouin
Adicionado:	05/04/2024

#### Informação adicional:

Beautiful four-bedroom farmhouse on just over 3 acres with lovely views, numerous outbuildings and a lovely swimming pool. The property is located in a small hamlet between Mansle and Saint-Cloud where all amenities are found. A very comfortable property with oil central heating, fiber optic internet, the roof was replaced in 2016 and the sanitation drainage bed updated the same year. The enclosed grounds and outbuildings are ideal for horses or other animals that need plenty of space. The outbuildings also offer endless scope for further accommodation / gites etc.

#### Ground floor

- Entrance hall (12m2): parquet flooring, exposed beams
- Living room (29m2): wooden floor, wood-burning stove, exposed beams
- Fitted kitchen / dining room (27m2): tiled floor, fireplace



-WC (1m2): lino, washbasin

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1st floor (insulated attic above)

-Landing (8m2): parquet floor

-Bedroom 1 (10m2): parquet floor

-Bedroom 2 (12m2): parquet floor

-Bedroom 3 (12m2): parquet floor

-Bedroom 4 (11m2): parquet floor

-WC (1m2): parquet floor, washbasin

-Bathroom (3m2): lino, bath, washbasin

-Shower room (5m2): lino, WC, washbasin, shower

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Exterior

-Hangar 110m2 parking for four cars

-Rain water collection tank

-30m2 cellar

-Boiler room adjoining the house (25m2): concrete floor, hot water tank, laundry area and first floor.  
This attached area offers possibility for extending the property

-Garage for one car

-9 x 4 m chlorinated swimming pool with pool house and terrace

-Large courtyard in front

-55m2 and 60m2 open barns

-Terrace to the rear



-50m2 barn

-125m2 stable

-Former piggery of 75m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	132 m <sup>2</sup>
Tamanho do lote:	12.657 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Sim
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## Building details

Outdoor Amenities:	Pool
Número de pisos:	2

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX5.609.442
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# IMLIX

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

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