

## Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views. - €144,950



### Informações do Revendedor

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

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 170,307.24

### Localização

Country: França  
State/Region/Province: Nouvelle-Aquitaine  
Cidade: Chef-Boutonne  
CEP: 79190  
Adicionado: 22/12/2025

#### Informação adicional:

Located in a peaceful hamlet, between Chef-Boutonne and Sauze-Vaussais, this property comprises two houses, a large courtyard/garden, and numerous outbuildings, all enjoying open views over the countryside of the Deux-Sevres.

The first house, offering three bedrooms, is in good overall condition and ready to move into. The second house, with four bedrooms, offers great potential but requires refreshment works, allowing it to be adapted to suit your own plans.

This property represents an excellent opportunity to create a bed and breakfast or holiday gites. Thanks to the variety of surrounding regions and its natural setting, the area is particularly popular with road cycling enthusiasts, as well as visitors seeking peace, space, and authenticity.

A rare property offering numerous possibilities, ideal for a tourism project or a large family home, set in a calm and green environment.

#### HOUSE 1

##### Ground floor

- Entrance (11m<sup>2</sup>): flagstone floor
- Fitted kitchen (23m<sup>2</sup>): tiled floor, wood burner and electric heating
- Living room (35m<sup>2</sup>): 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
- 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 n°1,-Citern

All on a plot of 1238m<sup>2</sup>

Construído: 1805

**Comum**

Quartos de dormir:	7
Banheiro:	4
Pés quadrados acabados:	254 m <sup>2</sup>
Tamanho do lote:	1238 m <sup>2</sup>
Floor Number:	1

**Room details**

Total rooms: 10

**Building details**

Número de pisos: 1  
Orientation: S

**Lease terms**

Date Available:

**Informação adicional**

Virtual tour URL: <https://youtu.be/SO2fY8LZ7Pk>



## Contact information

IMLIX ID: IX8.019.450

