



## Character 3 Bedroomed Property With A Barn and Studio - €167,000



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 167,000

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
CEP:	86700
Adicionado:	26/01/2026

#### Informação adicional:

This lovely character property is situated in a small hamlet in the countryside but only 5km to the nearest village with a small supermarket and boulangerie, less than 15 minutes by car to main commerce, and only 45 minutes to Poitiers airport.

The property has 3 bedrooms (one of which is on the ground floor), a lovely farmhouse-style dining-kitchen and a spacious lounge. Outside, a large barn has space for parking several cars. There is also a workshop, and a studio which would be ideal for a craft/hobby room or gym.

To the front of the property there is a pretty garden with an undercover terrace, and on the opposite side of the lane a plot of land which could be used as a vegetable plot.

The property works well either a permanent home, as an easy-maintenance "lock-up-and-leave" holiday home, and/or as an holiday let, having been successfully rented on Airbnb.

In detail it comprises :-

#### Ground floor:

Fitted kitchen/dining-room (36m<sup>2</sup>). Tiled floor. Fireplace with wood burner, beams and exposed stone walls.

Beautiful lounge (36m<sup>2</sup>) with a stunning fireplace with a wood burner, exposed stone, beams, and wooden floor

Bedroom (24m<sup>2</sup>) with wooden flooring. French windows onto the terrace.



Bathroom (6m<sup>2</sup>) with bath, handbasin, WC, and utility room area.

First floor:

Small landing

Bedroom 2 (24.5m<sup>2</sup>) a walk-in dressing room and storage cupboard. Exposed stone walls, beams, wooden flooring

Bedroom 3 (10m<sup>2</sup>) with exposed stone walls, beams, wooden flooring

Shower room with WC

Outside :-

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m<sup>2</sup>) Large barn (approx. 120m<sup>2</sup>)

Workshop (32m<sup>2</sup>)

Storage shed

## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	130 m <sup>2</sup>
Tamanho do lote:	1090 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX8.083.081
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