



€148925 - Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views.



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 175,365.07

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Chef-Boutonne
Добавлено:	28.07.2023

Описание:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

HOUSE 1

Ground floor

-Entrance (11m2): Flagstone floor

-Fitted kitchen (23m2): Tiled floor, wood burner and electric heating

- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating



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- 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 1
 - Citerm
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Состояние:	Good
Построен:	1805

Общие

Спальни:	7
Ванные комнаты:	4
Готовые кв.м.:	254 кв м
Площадь участка:	1.238 кв м

Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

Utility details

Heating:	да
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Building details

Количество этажей:	2
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Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information



IMLIX

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

IMLIX ID:

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