



## Edge of hamlet, quiet, 3 bed renovated house + 1 bed gite, o'bldgs, garden, pasture



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 232,564.05

### Местоположение

Страна:	Франция
Область:	Centre-Val de Loire
Город:	Ришельё
Почтовый индекс:	37120
Добавлено:	29.12.2022
Описание:	

**On the edge of a small hamlet, in a quiet location, close to the historic town of Richelieu, a 3-bed house (approx. 159m<sup>2</sup> of habitable space and 3061m<sup>2</sup> of land) recently renovated + 1 bed gîte (approx. 66m<sup>2</sup>) with 2nd bedroom possible. Roof in good condition. A second gîte could be created in the barn. Barn and outbuildings (approx. 213m<sup>2</sup>). The gîte and the main house could be linked by converting the covered area. Two gardens with mature trees (approx. 860m<sup>2</sup>). Pasture (approx. 1000m<sup>2</sup>).**

### MAIN HOUSE

#### Ground floor

HALL – 1.8 x 1.3m (2.3m<sup>2</sup>)

UTILITY / SHOWER ROOM / WC – 4.1 x 1.8m (7.4m<sup>2</sup>)

DINING LIVING AREA - 5.6 x 3.2m (17.9m<sup>2</sup>) – ceiling height: 2.6m – French window

KITCHEN / BREAKFAST AREA – 5.6 x 3.4m (19.0m<sup>2</sup>) – French window - Insert wood burner piping heat around part of the house.

LIVING ROOM – 6.0 x 5.7m (34.2m<sup>2</sup>) – beam height: 2.2m – stone fireplace – 2 French windows – beams

#### First floor



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(parquet floors)

CORRIDOR – 3.5 x 1.3m (4.6m<sup>2</sup>) + 2.3 x 1.1m (2.5m<sup>2</sup>) = 7.1m<sup>2</sup>

BEDROOM 1 (23.7m<sup>2</sup>)

BEDROOM AREA – 4.0 x 3.1m (12.4m<sup>2</sup>)

WALK-IN WARDROBE – 2.9 x 1.4m (4.1m<sup>2</sup>)

En suite SHOWER ROOM - 2.8 x 2.6m (7.3m<sup>2</sup>) – double basin – electric towel rack

WC (also public access) – 1.9 x 1.8m (3.4m<sup>2</sup>)

BEDROOM 2 – 5.6 x 2.8m (15.7m<sup>2</sup>) – ceiling height: 2.3m – beam height: 1.6m

J & J BATHROOM / WC – 5.6 x 1.8m (10.1m<sup>2</sup>)

BEDROOM 3 – 5.6 x 2.8m (15.7m<sup>2</sup>)

**COVERED AREA** - 6.6 x 3.6m (23.8m<sup>2</sup>) – ceiling height: 5.6m – convertible to link with gîte

**MAISON D'AMIS / GITE** (to be updated)

## **Ground floor**

KITCHEN – 5.9 x 2.9m (17.1m<sup>2</sup>) – ceiling height: 2.3m

SHOWER ROOM / WC – 2.6 x 1.2m (3.1m<sup>2</sup>)

LIVING ROOM – 5.9 x 4.0m (23.6m<sup>2</sup>) – including stairs – ceiling height: 2.5m

## **First floor**

BEDROOM – 5.8 x 3.8m (22.0m<sup>2</sup>) – including stairs – ceiling height: 2.5m

ATTIC – 7.5 x 5.0m (37.5m<sup>2</sup>) – beam height: 1.5m – insulated floor – area up to beam could be converted to give second bedroom.

## **OUTSIDE**

STORAGE (adjacent to gite) – 5.8 x 3.6m (20.9m<sup>2</sup>) – ceiling height: 2.7m

BREAD OVEN ROOM – 4.1 x 2.5m (10.3m<sup>2</sup>) – ceiling height: 2.1m

BARN – 10.4 x 6.1m (63.4m<sup>2</sup>) – beam height: 2.1m

Barn first floor – 10.4 x 6.1m (63.4m<sup>2</sup>)

OPEN BARN – 8.3 x 6.6m (54.8m<sup>2</sup>) – ridge height: 6.4m

## **GENERAL INFORMATION**

Double glazing

Underfloor heating on ground floor – electric radiators upstairs and in gîte

Drainage: fosse toutes eaux up to current standards

3mins to a village with minimarket and bar/brasserie

Richelieu 9 mins

Loudun 16 mins - sous-prefecture with all main services, shops and hypermarkets

Saumur 25 mins

Approx. one hour to Tours and Poitiers airports with all year round flights to the UK

Approx. 40mins to the TGV station at Châtellerault



## **FURTHER INFORMATION**

The price includes the agency commission and excludes notaire fees. The aim of SMJ Immobilier is to provide as much accurate and detailed information about each property as reasonably possible. Each property is researched in detail. We aim to give you complete and factual information so that you don't visit properties with bad surprises. We don't want to waste your time, the owners' time or our own time! If you would like to see more pictures we will be happy to send you the necessary internet links to download slideshows showing the property in more detail, the immediate surroundings (including the neighbours, if there are any), the hamlet or village and the town (if it is nearby). If there is any specific information you may require which is not shown, please ask and we shall do our best to give you the answers. Other houses for sale can be seen by clicking on 'SMJ Immobilier' at the top of this page.

Состояние: Reformed

### **Общие**

Спальни: 4  
Готовые кв.м.: 226 кв м  
Площадь участка: 3061 кв м

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 248

### **Lease terms**

Date Available:

### **Дополнительная информация**

URL вебсайта: [http://www.arkadia.com/PFYR-T137352/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T137352/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 159-pc86font



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