



€377890 - Gorgeous Country House with Gite, 5 Bedrooms and 6645m² of Land



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 434,698.38

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Lizant
Добавлено:	16.06.2025

Описание:

Charming 5 Bedroom Country House with a Gite and Large Plot of Land. With a light and airy main house and an independent little house with two bedrooms, there's also the possibility to create more accommodation in the stunning wood clad barn which is already separated into several rooms currently used as a gym. Complete with a brand new heat pump heating system and new septic tank, this comfortable home also benefits from double glazing. The vast grounds would be perfect for creating a vegetable garden, keeping bees or even adding a swimming pool. This peaceful, detached property is situated on the edge of a sleepy hamlet just a short bike ride from the village with it's boulangerie, bar, school and post office. This beautiful house really is packed with charm and offers so much potential for any French country project. HURRY!

Main House

Ground Floor

Kitchen : 20,10m², tiles



Utility : 8,19m², tiles

Boiler Room : 11,95m², tiles

WC : 2,96m², tiles

Living Room : 52,42m², tiles, fireplace and stairs up to attic space

Corridor : 16,27m², tiles

Bedroom 1 Parental Suite : 12,49m², tiles with private bathroom with walk in shower of 6,72m²

Bedroom 2 : 10,28m², tiles

Bathroom : 9.05m², tiles

Bedroom 3 : 11,34m², tiles

Bedroom 4 : 10,77m², tiles

Bedroom 5 : 12,13m², tiles

Steps down to the small barn of 64,63m²

Upstairs

Grenier amenable

Gite

Living Room : 34,31m², tiles and fireplace

Kitchen : 8,67m², tiles

Utility Room : 3,40m², tiles

Bedroom 1 : 8,70m², carpet

Bedroom 2 : 7,53m² carpet

Bathroom : 3,15m², tiles



Outside

Garage: 44m2

Barn/Gymof 4 Rooms: 62,33m2, 30,56m2, 12,30m2, 18,80m2

Well

Bread Oven

Large Grounds of 6645m2

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

Общие

Спальни:	7
Ванные комнаты:	3
Готовые кв.м.:	185 кв м
Площадь участка:	6.645 кв м

Room details

Total rooms:	8
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Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
Количество этажей:	2

Lease terms

Date Available:

Дополнительная информация

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

IMLIX ID:	IX7.185.410
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