



Charming 3 Bedroom Renovated Stone Property in Tranquil Countryside Setting - €253,950



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
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 297,705.04

Местоположение

Страна:	Франция
Почтовый индекс:	16240
Добавлено:	02.09.2025
Описание:	

Nestled in an idyllic and secluded location, this beautifully renovated detached stone property exudes charm and character while offering modern comforts. Surrounded by peaceful woodland and nature, it's the perfect rural retreat just 2.9 km from a vibrant village with a bakery, post office, bar/restaurant, and an infant school.

The home retains its original charm, with exposed stonework and character features, complemented by modern additions including central heating, double glazing, shutters, and updated sanitation (2010). The roof was replaced in 2015, and a new boiler installed in 2023, ensuring efficiency and peace of mind. On the ground floor, the spacious layout offers three inviting reception rooms, a bedroom, a stylish bathroom, and a well-equipped fitted kitchen. Upstairs, the home is filled with natural light, featuring two further bedrooms including a stunning master suite and a generous mezzanine area ideal for a study, library, or additional lounge.

A useful attached stone barn provides further storage or potential development opportunities, while the expansive gardens blend into surrounding woodland. Part of the land has been intentionally left wild to encourage biodiversity. There's also ample space to install a swimming pool, creating the ultimate countryside escape.

This unique home offers the rare combination of peace, privacy, and proximity to local amenities perfect as a permanent residence, holiday home, or rental investment.

Ground Floor :

Sitting Room 27m2 Tiled and wood floor, wood burner Fitted Kitchen 13m2 Tiled floor, door to



patioDining Room 16m2 Tiled floor, door to patioBedroom 25m2 Wood floor, exposed stone, built-in wardrobe.Shower Room 5m2 Tiled floor, walk-in shower, hand basin, heated towel railWC 1m2 Tiled floorBoiler Room, boiler installed in 2023Hall 3m2 Tiled floor leading to large Sitting Room 37m2 Original "tommettes" floor with small kitchen area.

Upstairs :

Mezzanine 28m2 Parquet floor, veux and window making it a great office or sewing room etcMaster Bedroom 31m2 Parquet floor 2 windows (one with views to the woods) with Private Bathroom 7m2 Parquet floor, double hand basins, corner bath, WC, veluxBedroom 24m2 Parquet floor, 2 windows

Outside :

Attached stone barn 65m2 with space for 3 cars (fibre-cement roof), oil tank for the boilerTiled terrace, courtyard and garden in front and garden to the rear. Extra attached land left wild for nature. All on a total plot of 2273m2

Общие

Спальни: 3
Ванные комнаты: 2

Room details

Total rooms: 7

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.495.479

