



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



Информация об агенте

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|--------------------|---|
| 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

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|---------------|----------------|
| Недвижимость: | На продажу |
| Цена: | USD 196,497.65 |

Местоположение

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| Страна: | Франция |
| Область: | Nouvelle-Aquitaine |
| Почтовый индекс: | 86700 |
| Добавлено: | 26.01.2026 |

Описание:

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 (36m²). Tiled floor. Fireplace with wood burner, beams and exposed stone walls.

Beautiful lounge (36m²) with a stunning fireplace with a wood burner, exposed stone, beams, and wooden floor

Bedroom (24m²) with wooden flooring. French windows onto the terrace.

Bathroom (6m²) with bath, handbasin, WC, and utility room area.



First floor:

Small landing

Bedroom 2 (24.5m²) a walk-in dressing room and storage cupboard. Exposed stone walls, beams, wooden flooring

Bedroom 3 (10m²) with exposed stone walls, beams, wooden flooring

Shower room with WC

Outside :-

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m²) Large barn (approx. 120m²)

Workshop (32m²)

Storage shed

Общие

| | |
|------------------|-----------|
| Спальни: | 3 |
| Ванные комнаты: | 2 |
| Готовые кв.м.: | 130 кв м |
| Площадь участка: | 1090 кв м |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 5 |
|--------------|---|

Building details

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|--------------------|---|
| Количество этажей: | 1 |
| Orientation: | W |

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/>

Contact information

IMLIX ID: IX8.083.081



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