



## Charming detached stone house, large plot, mains drainage



### 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 254,605.52

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Loubille
Почтовый индекс:	79110
Добавлено:	22.03.2026

#### Описание:

This charming property is situated in a quiet village where you will find a bar/restaurant, library and bread shop within walking distance. Situated 8 km from Chef Boutonne where there are 2 supermarkets, schools from primary to Lycée, shops and the magnificent Château de Javarzay. The current owners have lovingly restored the house whilst retaining many of the original features - exposed stonework and beams. Modern comforts include double glazing, insulation, gas central heating, mains drainage and electricity conforming to the latest standards. Bathed in natural light this property is detached and set back from the road so peace and quiet is assured. The accommodation comprises on the ground floor: a large fitted and equipped kitchen/dining room with fireplace (you can install a wood-burning stove), a sitting room with fireplace and wood-burning stove, a bathroom and a separate toilet. There is also a practical room used as workshop/laundry room with an additional shower. Upstairs: 2 large bedrooms (27 m<sup>2</sup> and 24 m<sup>2</sup>), one of which has an en suite shower room and toilet. Attic - 3rd bedroom. The garden of approx. 1600 m<sup>2</sup> is fully enclosed and includes small roofs, a workshop, another large outbuilding, a well and an open barn for parking cars. Mains drainage and fibre-optic internet access. Make an appointment to visit quickly Virtual tours and videos available on request.

Состояние:	Good
------------	------

### Общие

Спальни:	3
Ванные комнаты:	1



---

Готовые кв.м.: 136 кв м  
Площадь участка: 1677 кв м

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Gas

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 249

### Building details

Parking: да  
Количество этажей: 2

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/TXNV-T29907/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29907/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1BDBF799341348D2

