



Superb Detached Property With Pool And Gite



Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Web sitesi:	https://clefrance.co.uk

İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 315,700

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Chef-Boutonne
Posta kodu:	79110
Yayınlandı:	27.11.2023

Açıklama:

REDUCED in price - Superb detached 4 bedroom property with a pool, gite/studio and outbuildings, situated in the countryside but less than 10 minutes from main commerce and schools. It has an impressive archway entrance and long driveway leading up to the property.

The MAIN HOUSE has a beautiful conservatory to the front overlooking the pool area and also on the ground floor a lovely fitted kitchen, 2 generous reception rooms (one of which could be used as a bedroom) and a shower room. On the first floor there are 4 bedrooms and a bathroom.

The GUEST GITE is independent of the house, and the accommodation all on ground floor level. It would therefore suit someone with reduced mobility. Currently open plan, with a corner kitchen and a shower room, and a sleeping area, but bedrooms could be created with a small modification.

The gite also lends itself to being used as a workshop for creative arts or hobbies etc.

The outbuildings include a double garage with a hobby room above with a shower room, which could alternatively work as a self-contained apartment, and a large workshop with a cellar below.

This is a property which therefore offers flexibility, with potential income streams, space for hobbies and



interests, as well as accommodation for extended family or friends.

- MAIN HOUSE: (Oil central heating)

- Ground floor :

Conservatory (40m²) Tiled floor, exposed stone walls

Fitted and equipped kitchen (31m²) Tiled floor, exposed stone walls, and beamed ceiling. The kitchen has integrated appliances (oven, microwave, extractor and dish-washer) and also has retained original features such as a well (covered) and old bread-oven

Lounge (31m²) Tiled floor, beamed ceiling and exposed stone walls. Fireplace with 'insert' wood burner, and French-doors leading to the rear terrace and garden

Shower room (6m²) In the process of being upgraded and will be completed for a sale

Rear entrance hall (13 m²) Tiled floor, exposed stone walls and a cloakroom cupboard. Door to rear of the property and covered terrace

2nd sitting room/study (or potential bedroom) (30m²) Tiled floor, beamed ceiling, exposed stone walls, and door to the covered terrace

- Upstairs:

Landing : wooden floor

Bedroom 1 (13.5m²) Wooden floor

Bedroom 2/dressing room (14m²) Wooden floor

Bedroom 3 (10m²) Wooden floor

Bedroom 4 (10.5m²) Wooden floor

Bathroom (7m²) Tiled floor. Spa bath. Vanity unit

WC (2m²) Tiled floor. Handbasin

- GUEST GITE / STUDIO: (all on one level) Gas central heating

Open-plan living space (76.5m²) with a shower-room, corner kitchen and sleeping area. Tiled floor.

- OUTSIDE:

Pretty mature garden with fruit trees and 2 ponds (one with a small bridge over it)

In-ground pool (12m x 6m, and around 2.5m at its deepest point)

Covered terrace

Garage : (45m²) with space for 2 cars. Hot water tank and gas boiler.

Hobby room on the first floor (45m²) , with a shower room

Workshop : 2 rooms (35m² and 50m²) with access to the cellar (11m²)

2nd entrance into the rear garden:

Small outbuildings (boiler room/storage and a pool house for the pump etc).

The department of Deux Sevres is in the Poitou-Charentes region, in the western part of France below the Pays de la Loire region. In recent times this department has become an ever popular destination for French property buyers. Prices are still reasonable and one cannot help being seduced by the diverse cultural heritage, delicious local cuisine, seafood and of course the lovely rolling countryside.



Deux Sevres has a very mild climate, similar to that of Aquitaine and the Poitou-Charentes region, it is the second sunniest region of France where people adopt a relaxed, simple way of life ideal for holidays and leisure activities.

The transport links are very good too, with five international airports, the TGV (high speed train) in Niort can reach Paris in 2 hours, to Bordeaux in 1hrs 30mins and Toulouse in 4hrs 30mins. Good motorway links to Bordeaux, Nantes, Tours and Paris make it a great location.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Genel Bilgiler

Yatak odası:	4
Banyo:	4
Arazi Büyüklüğü:	2797 m2

Room details

Indoor Features:	Fitted kitchen
------------------	----------------

Utility details

Heating:	Evet
----------	------

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Date Available:

Contact information

IMLIX ID:

IX5.163.325

