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€234000 - Detached Character Stone Property With 5 Bedrooms, Gite Potential, And A Beautiful Garden



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 275,544.24

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Lezay
Yayınlandı:	21.05.2025

Açıklama:

Characterful detached stone property with flagstone floors, beams and exposed stone walls. Comprising 5 bedrooms, an old house with potential for a gite, outbuildings, and a beautiful mature garden, all on a plot of 4815m2, this property makes a wonderful family home, and also provides the possibility of a business opportunity with gites or B&B.

The property is situated in a small hamlet, in a rural location, but only 4km from the nearest village with a bar, and 6km from all main amenities. Poitiers airport is only 43km, and there is a local train station 22km away.

In 2022 the roof was renewed and a new septic tank installed, and a new pellet burner installed in 2021.

In detail the property comprises :-

On the ground floor :-

Living room/kitchen-diner (29m2) Flagstone floor. Beams. Chimney with 'insert' fireplace



Lounge (33m2) Flagstone floor. Beams. Open fireplace, and pellet burner which heats the downstairs bedroom, the kitchen and upstairs

Bedroom 1 (16m2) Wooden floor. En-suite shower room (7.5m2) with a shower, handbasin and heated towel rail.

Corridor with a feature old bread oven. WC, door to the shower-room, and a door to the rear of the property.

Upstairs :-

Bedroom 1 (17m2) Wooden floor, beams and built-in wardrobe

Shower room (7m2) Shower, vanity unit, bidet and wc. Beamed ceiling. Tiled floor. Extractor.

Bedroom 2 (19m2) Wooden floor and beams

Bedroom 3 (25m2) Tiled floor (low beam)

Bedroom 4 (14m2) Tiled floor. Beams

Bathroom (4.5m2) Bath, shower, wc handbasin. Tiled floor. Beams.

Access to the eaves (storage)

Outside :

Attached old house (not renovated) with 3 rooms on the ground floor of approximately 30m2, 30m2 and 17m2. Water available.

Barn approx. 80m2 overall and other outbuildings of approximately 33m2, 16m2 and 12m2

Beautiful mature garden with an orchard (including walnut trees, apple and fig)

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

Genel Bilgiler



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Yatak odası:	5
Banyo:	3
Bitmiş metrekare:	180 m2
Arazi Büyüklüğü:	4.815 m2

Room details

Total rooms:	7
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Building details

Kat Sayısı:	2
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Lease terms

Date Available:

Ek Bilgiler

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

IMLIX ID:	IX6.922.738
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