#### **IMLIX Gayrimenkul Pazarı**



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# Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views. - €148925



## Emlakçı Bilgisi

İsim: Christophe GUAY Şirket Adı: Agence TIC Ruffec

Ülke: France Experience 1985

since:

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

Için mülk: Satılık

Fiyat: USD 171,223.33

#### **Konum**

Ülke: France

Eyalet/Bölge/ Şehir: Nouvelle-Aquitaine Sehir/İlçe: Chef-Boutonne

Posta kodu: 79190 Yayınlandı: 10.12.2024

Açıklama:

Set apart either side of an enclosed courtyard garden the two properties offer a main house plus gite/guest accommodation. The main house, which has 3 large bedrooms, is in good condition and offers lovely views across the surrounding fields. The second guest house is habitable although would benefit from internal updating.

#### HOUSE 1

#### Ground floor

- -Entrance (11m2): Flagstone floor
- -Fitted kitchen (23m2): Tiled floor, wood burner and electric heating
- Living room (35m2): Parquet floor, wood stove (NB. not flued in the chimney breast) and electric heating
- Shower room (4m2): Tiled floor, walk-in shower, WC, hand basin
- Cellar (15m2): Earth floor with door to small rear outside space with a well Upstairs
- Landing (20m2): Wood floor, cupboard (with hot water tank dating from 2018)
- -Bedroom 1 (18m2) Wood floor with private shower room (3m2):; tiled floor, toilet, shower, sink
- -Bedroom 2 (18m2): Wood floor
- -Bathroom (5m2): Tiled floor, bath with shower, WC, washbasin

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-Bedroom 3 (22m2): Wood floor

HOUSE 2 Ground floor

- Living room (34m2): Tiled floor, basic kitchen, insert wood burner
- -Bedroom 1 (14m2): Wood floor
- -Bedroom 2 (12m2): Wood floor
- -Shower room (3m2): tiled floor, bidet, sink, shower, WC
- -Hallway (3m2): tiled floor

**Upstairs** 

- -Bedroom 3 (15m2): Wood floor
- -Bedroom 4 (14m2): Wood floor
- -Attic 40m2, open to the barn

Outside

- -Garden/Courtyard and terrace
- -Two stables
- -Well
- -Small store rooms
- -Barn without roof of 80m2 adjoining house 1
- -Citern

Yıl: 1805

### **Genel Bilgiler**

Yatak odası: 7 Banyo: 4

Bitmiş metrekare: 254 m2 Arazi Büyüklüğü: 1238 m2

Floor Number: 1

#### **Room details**

Total rooms: 10

#### **Building details**

Kat Sayısı: 1
Orientation: S

#### Lease terms

Date Available:

# **Contact information**

IMLIX ID: IX7.344.931

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