



Two Properties In A Quiet Hamlet With Outbuildings And Lovely Views. - €144,950



Emlakçı Bilgisi

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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 170,307.24

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Chef-Boutonne
Posta kodu:	79190
Yayınlandı:	22.12.2025
Açıklama:	

Located in a peaceful hamlet, between Chef-Boutonne and Sauze-Vaussais, this property comprises two houses, a large courtyard/garden, and numerous outbuildings, all enjoying open views over the countryside of the Deux-Sevres.

The first house, offering three bedrooms, is in good overall condition and ready to move into. The second house, with four bedrooms, offers great potential but requires refreshment works, allowing it to be adapted to suit your own plans.

This property represents an excellent opportunity to create a bed and breakfast or holiday gites. Thanks to the variety of surrounding regions and its natural setting, the area is particularly popular with road cycling enthusiasts, as well as visitors seeking peace, space, and authenticity.

A rare property offering numerous possibilities, ideal for a tourism project or a large family home, set in a calm and green environment.

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
- 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 n°1,-Cistern

All on a plot of 1238m2

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
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Building details

Kat Sayısı:	1
Orientation:	S

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL: <https://youtu.be/SO2fY8LZ7Pk>



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