



Character 3 Bedroomed Property With A Barn and Studio - €167,000



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 196,497.65

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Posta kodu:	86700
Yayınlandı:	26.01.2026

Açıklama:

This lovely character property is situated in a small hamlet in the countryside but only 5km to the nearest village with a small supermarket and boulangerie, less than 15 minutes by car to main commerce, and only 45 minutes to Poitiers airport.

The property has 3 bedrooms (one of which is on the ground floor), a lovely farmhouse-style dining-kitchen and a spacious lounge. Outside, a large barn has space for parking several cars. There is also a workshop, and a studio which would be ideal for a craft/hobby room or gym.

To the front of the property there is a pretty garden with an undercover terrace, and on the opposite side of the lane a plot of land which could be used as a vegetable plot.

The property works well either a permanent home, as an easy-maintenance "lock-up-and-leave" holiday home, and/or as an holiday let, having been successfully rented on Airbnb.

In detail it comprises :-

Ground floor:

Fitted kitchen/dining-room (36m²). Tiled floor. Fireplace with wood burner, beams and exposed stone walls.

Beautiful lounge (36m²) with a stunning fireplace with a wood burner, exposed stone, beams, and wooden floor

Bedroom (24m²) with wooden flooring. French windows onto the terrace.

Bathroom (6m²) with bath, handbasin, WC, and utility room area.



First floor:

Small landing

Bedroom 2 (24.5m²) a walk-in dressing room and storage cupboard. Exposed stone walls, beams, wooden flooring

Bedroom 3 (10m²) with exposed stone walls, beams, wooden flooring

Shower room with WC

Outside :-

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m²) Large barn (approx. 120m²)

Workshop (32m²)

Storage shed

Genel Bilgiler

Yatak odası:	3
Banyo:	2
Bitmiş metrekare:	130 m ²
Arazi Büyüklüğü:	1090 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Kat Sayısı:	1
Orientation:	W

Lease terms

Date Available:

Ek Bilgiler

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

Contact information

IMLIX ID: IX8.083.081



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