



## Beautiful 4 bedroom converted barn between the town of Ruffec and Civray,

86400, Lizant, Vienne, Nouvelle-Aquitaine

€214,000

Ref: BVI71069

\* Available \* 4 Beds \* 1 Bath

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Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 



## Property Description

Looking for a beautiful country home in France? Look no further !!! This beautifully renovated barn is full of character and charm and offers generous living space.

Set in a small hamlet between Ruffec and Civray, gives you a taste of both living in the countryside and having easy access to all amenities.

The entrance leads you to a fitted kitchen/dining area with a pantry/ storage room at the back. To the left of the kitchen, we have the first living room, which has a double glass door to a luminous second living room with a pellet burner and a mezzanine.

A corridor to the right leads us to a bedroom and a laundry room with a toilet.

On the first floor, there are 3 bedrooms (one of which is ensuite with a dressing room), a shower room/lavatory and a study.

There's a large hanger, which is perfect to be used as a car park and perfect storage for your campervan.

A barn separated into 3 separate spaces, a workshop, an old pigsty, and a storage room.

A terrace of 45 m2 with a summer kitchen to complement your summer parties.

All set on a beautiful parcel of land which is partially fenced at the front, With fruit trees and shrubs, and at the same time easy to maintain.

The house is equipped with solar panels and solar shutters (except for 2 windows).

There's an underground water reserve, perfect for the garden.

We can't say enough, it's a must-see!!

Price including agency fees : 214.000 €

Price excluding agency fees : 200.000 €

Buyer commission included: 7 %



