Authentic stone village house with barn

4 1 6,390m² 234m²



Reference
74548

Price
€477,000

Location
Carnac-Rou

Description





Features
Authentic charm
Village



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 4

Garage: 1m²

Living area: 234m²

Land area: 6,390m²

DPEScore: E (243kWhEP/m²/an)

GESScore: B (7kgCO2/m²/an)

Property tax: €653

Main House 234 m²

Dinning room: Natural stone floor, wood stove 20 m²

Living Room : Terra cotta, vaulted ceiling 35 m²

Kitchen : Natural stone floor, wood stove

Bathroom : Bath, shower, WC 8 m²

First Floor

Living room: Terra cotta tiles, chemine with wood stove, cupboards and two large windows overlooking the garden and the vineyards
42 m²

Bedroom 1: 22 m² Beautiful cupboards: 1 dressing room and sink area, new parquet flooring

Bedroom 2: Wooden floor 19 m²

Bedroom 3: 30 m²

Bedroom 4: 29 m² Net yet restored

Wine cellar: 50 m² with old wine vats, laundry room

Outbuildings

Barn: Workshop 86 m²
Workshop 30 m²
Open lean-to