



€336800 - Imposing Stone House with a Superb Garden, Barn and Swimming Pool



Agenten-Info

Name:	Christophe GUAY
Name der	Agence TIC Ruffec
Firma:	
Land:	Frankreich
Erfahrung seit:	1985
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 365,113.29

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Veröffentlicht:	12.04.2024

Beschreibung:

Beautiful 3-bedroom house (with the possibility of a 4th bedroom on the ground floor) in a village between Ruffec and Villefagnan, just 10 minutes from Ruffec. If you have a green fingers, you'll love the mature garden, planted with various fruit trees, the greenhouses and the vegetable patch. The swimming pool which has a retractable cover allows for an extended season of swimming and is surrounded by a terrace with a pool house and solar shower. The roofs are in good condition, there is double glazing throughouts, the electrical installation is relatively recent and there is oil-fired central heating.

Ground floor

- Entrance hall (9m2): tiled floor
- Fitted kitchen (25.6m2): tiled floor, gas range cooker
- Lounge (18m2): wooden floor, wood burner (with accelerator to vent hot air)
- Dining room (21.6m2): wooden floor
- Hall (7.4m2): tiled floor
- Shower room (3.7m2): tiled floor, WC, shower, washbasin



- Boiler room (20.7m²): tiled floor, water heater, water softener (dated 2021), oil-fired boiler (dated 2021)
 - 2nd fitted kitchen (15.6m²): tiled floor
 - Study (13m²): tiled floor
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1st floor

- Large Master Bedroom 1 carpet/floor, built-in wardrobes (32m² with en-suite shower room (4.2m²), lino, WC, washbasin, shower, dressing room;
 - Bedroom 2 (28m²): wooden floor, exposed beams
 - Shower room (3.7m²): linoleum, shower, washbasin (possibility of adding a WC)
 - Bedroom 3 (21.9m²): wooden floor, wardrobe
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2nd floor

- Art Studio/Bedroom 4 (106m²): carpet, exposed beams, 2 velux windows
 - Shower room (5m²): linoleum, WC, washbasin, shower, skylight
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Outside

- Adjoining barn with mezzanine (100m²) with jointed exposed stonework (plans previously approved for conversion into a gite)
 - Fitted summer kitchen with well adjoining a lovely covered terrace with electricity and wood burner
 - Kitchen garden, orchard and three greenhouses
 - Large courtyard in front of the house
 - Terrace
 - 8x4m chlorinated swimming pool with telescopic cover, pool house, glass filter and solar shower.
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Zustand: Gut
Gebaut: 1820

Allgemein

Schlafzimmer: 3
Badezimmer: 4



Fertige m ² :	284 m ²
Grundstücksgröße:	4.161 m ²

Zimmerdetails

Zimmer insgesamt:	8
Innenausstattung:	Fitted kitchen

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	3

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	http://www.youtube.com/embed/F5V0dUiloyQ
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Kontaktinformation

IMLIX ID:	IX5.635.154
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