



€172250 - 6 Bedroom Village House With Barn Close To Ruffec



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 193,804.05

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	05/04/2025

Περιγραφή:

Pretty village house with six bedrooms and a fenced garden offering good value. The property is located in a small village just a few minutes from Ruffec.

Oil-fired central heating and solar panels generate around €1,000 per year.

Ground floor (triple glazing to the front)

- Living room (51m²): tiled floor, fireplace, exposed stone
- Fitted kitchen (18m²): linoleum floor, cellar below
- Hallway (6m²): linoleum floor, water softener
- Toilet (1m²): wooden floor



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- Bathroom (4m²): wooden floor, bathtub, sink
 - Laundry room (8m²): concrete floor
 - Bedroom 1 (16m²): Tiled floor, leading to - Shower room (8m²): Tiled floor, shower, toilet, sink, door to the garden

Upstairs (double glazing)

- Landing (8m²): laminate flooring, reversible air conditioning
- Bedroom 2 (14m²): laminate flooring
- Toilet (2m²): linoleum floor
- Shower room (5m²): wooden floor, shower, sink
- Bedroom 3 (13m²): laminate flooring
- Bedroom 4 (18m²): laminate flooring
- Bedroom 5 (11m²): laminate flooring
- Bedroom 6 (14m²): linoleum flooring

Exterior

- Fenced garden at the rear and large courtyard in front
- 60m² barn attached to the house, insulated roof and stairs to the mezzanine / games room (45m²) insulated and with the possibility of adding a radiator with existing plumbing.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά	190 τ.μ



πόδια:

Μέγεθος αυλής: 1.454 τ.μ

Room details

Total rooms: 7

Indoor Features: Fitted kitchen

Utility details

Heating: Ναί

Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

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