



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



### Info Agente

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Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 336,800

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Publicado:	12/04/2024

### Descripción:

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 throughout, 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



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-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](http://www.georisques.gouv.fr)

Condición: Good

Fabricado: 1820

## Común

Dormitorios: 3

Baños: 4



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Pies cuadrados terminados: 284 m2  
Tamaño del lote: 4.161 m2

## Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

## Utility details

Heating: Sí

## Building details

Outdoor Amenities: Pool  
Número de plantas: 3

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <http://www.youtube.com/embed/F5V0dUiloyQ>

## Contact information

IMLIX ID: IX5.635.154

