



Lovely Town House With Garden And Outbuildings



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 90,950

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	25/03/2024

Description:

Have you watched the video yet? - Lovely, pretty little town house just a few minutes walk from the station with Eurostar connections and a gentle stroll from the heart of Ruffec with it's vibrant market and independent shops. Fully equipped with gas central heating and on mains drains, this lovely house would make a perfect little pied a terre or Air B and B potential.

There are a few little finishing off jobs that would make this lovely stone house in Ruffec perfect, notably a partition wall upstairs to separate off the WC and sink in the third bedroom.

- Ground Floor:

Fitted Kitchen : 13,83m², tiles
Reserve : 10, 53m², concrete floor
Petite Cave : 5m², concrete floor
living Room/Dining Room : 17,52m², tiles
Bathroom : 6,25m², tiles
Bedroom 1 : 16,51m², tiles



- Upstairs:

Bedroom 2 : 17,95m², parquet

Bedroom 3 : 17,57m², parquet with WC and sink, partition wall to finish

Attic 40m²

- Outside:

Private Courtyard, fenced off

Garage 20,30m²

Hangar 14,9m²

Stone Outbuilding 10,86m²

Fenced Garden of 200m².

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Condition: Good

Commun

Chambres: 3
Salle de bains: 1
Dimensions du lot: 350 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: https://www.youtube.com/embed/jCSBdW_b4t8

Contact information

IMLIX ID: IX5.572.650

