



## €255300 - Beautiful 4-Bedroom House with Outbuildings and Lovely Garden



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 255,300

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2024. 04. 27.

#### Leírás:

Beautiful farmhouse with two bedrooms on the ground floor and two more upstairs. The property is situated at the end of a cul-de-sac in a small, quiet hamlet 10 minutes from Ruffec. The rooms are high-ceilinged and bright, and the whole house has underfloor central heating. A small annex house is in need of renovation for a small rental project (or any other activity). The property is not overlooked by neighbours and has lovely unobstructed views over the countryside.

#### Ground floor

-Entrance hall (16.68m<sup>2</sup>): tiled floor, French window

-WC (1,20m<sup>2</sup>): tiled floor

-Fitted kitchen (27.74m<sup>2</sup>): tiled floor, fireplace with wood burner

-Lounge/dining room (40m<sup>2</sup>): tiled floor, fireplace with wood burner, access to terrace



- Boiler room (25m<sup>2</sup>): concrete floor, gas boiler and heat pump
- WC (1,58m<sup>2</sup>): tiled floor, sink
- Corridor (9.54m<sup>2</sup>): tiled floor, cupboards
- Bedroom (16.37m<sup>2</sup>): tiled floor
- Bedroom (23,37m<sup>2</sup>): tiled floor
- Bathroom (12.95m<sup>2</sup>): tiled floor and walls, double washbasin, walk-in shower, bathtub
- Veranda (15m<sup>2</sup>): concrete floor

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## 1st floor

- Bedroom (13.81m<sup>2</sup>): floating parquet floor, velux window
- Bedroom (14m<sup>2</sup>): floating parquet floor, velux window
- Hallway (6m<sup>2</sup>): parquet flooring
- Shower room (3,69m<sup>2</sup>): tiled floor, WC, shower
- Corridor (8,50m<sup>2</sup>): parquet flooring

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## Outdoor

- Shed
- Small country house to renovate: 29.50m<sup>2</sup> room (attic above) and two wine storehouses (22.85m<sup>2</sup> and 19.77m<sup>2</sup>)
- Rainwater tank
- Attached garage (95m<sup>2</sup>): concrete floor and electric door

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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)



## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	235 nm
Telekméret:	4.481 nm

## Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Yes
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## Building details

Emeletek száma:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.693.290

