



## Contemporary 105 m2 Home with Mature Garden and Heated Swimming Pool, Just 3.9 km from Ruffec - €207400



### 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:       | USD 236,581.95 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Ruffec             |
| Irányítószám:          | 16700              |
| Feladta:               | 2026. 07. 07.      |

### Leírás:

Nestled in the charming village of Bernac, this attractive contemporary home offers an elegant and peaceful lifestyle, set within a beautifully established 1500 m2 landscaped garden.

Bright and spacious throughout, the heart of the home is a superb 48 m2 open plan living area combining the fitted kitchen, dining space and lounge. A wood-burning insert creates a warm and welcoming atmosphere during the winter months, making this a wonderful space for family life and entertaining.

A few steps lead to a large landing, ideal as a home office, which gives access to two comfortable bedrooms, a modern shower room and a separate WC. Upstairs, the mezzanine provides additional flexible living space, perfect as a reading nook, hobby area or occasional guest bedroom.

The basement offers excellent practical space, including a large storage area, boiler room and an integral single garage. There is also a second detached garage.

Outside, the mature garden is a true haven of peace. Filled with established trees, it offers privacy, natural shade and plenty of space to enjoy the outdoors. A covered terrace provides the perfect setting for summer barbecues, while the heated above-ground swimming pool allows you to make the most of the warmer months in complete comfort.

An easy home to live in, offering a relaxed holiday atmosphere just minutes from the shops, schools and



amenities of Ruffec.

HURRY!

Ground Floor

Open Plan Living Room andamp; Kitchen: 47.96 m2, tiled floor, wood-burning insert and doors opening onto the covered terrace.

Landing / Office: 15.45 m2, tiled floor.

Bedroom 1: 13.39 m2, tiled floor.

Bedroom 2: 13.53 m2, tiled floor.

Separate WC: 1.27 m2, tiled floor.

Shower Room: 6.15 m2, tiled floor.

First Floor

Mezzanine: 7.28 m2, wooden flooring.

Basement

CellarWorkshopGarage

Outside

Beautiful mature 1500 m2 garden, detached garage and heated above-ground swimming pool.

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 2       |
| Füüdösobák:        | 1       |
| Kész négyzetméter: | 105 nm  |
| Telekméret:        | 1532 nm |
| Floor Number:      | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                 |    |
|-----------------|----|
| Emeletek száma: | 1  |
| Orientation:    | SE |

## Lease terms

Date Available:

## További információ

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/xOTH-5ZF45A">https://youtu.be/xOTH-5ZF45A</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.681.659 |
|-----------|-------------|



# IMLIX

**IMLIX ingatlanpiac**  
<https://www.imlix.com/hu/>

---

