



€376300 - Amazing Modern Property With Stunning Views And Swimming Pool



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 409,431.39

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	27/04/2024

Descrizione:

Sublime four-bedroom bungalow, 10 minutes from Ruffec, with stunning views over the Charente countryside. The house benefits from underfloor heat pump central heating, spacious, bright living rooms, a heat pump-heated swimming pool, large grounds and a spacious attached garage of just under 50m2. If you're looking for modern comforts in a quiet, countryside setting, this is the house for you!

Ground floor

- Entrance hall (6.38): tiled floor
- Living room (60m2): tiled floor, fitted kitchen, two patio doors to the terrace and swimming pool
- Bedroom 1 (15.8m2): tiled floor, wardrobe
- Bathroom (8m2): tiled floor, bath, shower, washbasin, cupboard



- Hallway (3.4m2): tiled floor
- WC (3.4m2): tiled floor
- Bedroom 2 (13m2): tiled floor, wardrobe
- Bedroom 3 (13m2): tiled floor, wardrobe
- Scullery (8m2): tiled floor, double washbasin
- Utility room (9m2): tiled floor
- Shower room (7.7m2): tiled floor, shower, double washbasin
- Bedroom 4 (13m2): tiled floor, wardrobe
- WC (1.5m2): tiled floor
- Corridor/Dressing room (5.4m2): tiled floor, cupboard

Outside

- Attached garage for two cars (electric doors) with cellar underneath with pool equipment room
- Swimming pool 9x4 with 1.5m depth, heated by heat pump, electric cover, wooden terrace around it
- Covered terrace
- Wooden terrace with beautiful views
- Pergola with automatic canopy
- Gardens

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

Costruito: 2009

Comune

Camere da letto: 4
Bagni: 2



Finito piedi quadrati: 169 mq
Dimensione del lotto: 3.613 mq

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Building details

Outdoor Amenities: Pool
Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: http://www.youtube.com/embed/QKI0wSEF3_4

Contact information

IMLIX ID: IX5.693.292

