



## Exceptional Riverside Property in the Heart of Ruffec - €336800



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 336,800

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
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#### Descrizione:

TIC Immobilier is pleased to present, as an exclusive listing, this superb and rare property enjoying a highly sought-after location in the very heart of Ruffec, set alongside a stream that flows into the River Lien, offering a living environment that is both central and peaceful. Ideally located, the property is just a few minutes' walk from shops, schools, restaurants, and bars ☑ everything is accessible on foot.

Fully renovated in recent years, the house has undergone extensive, high-quality works, including the installation of a new compliant septic system, complete roof refurbishment, insulation and lining, electrical and plumbing upgrades to current standards, as well as the creation of a modern kitchen and two bathrooms, one on the ground floor and one upstairs.

The kitchen has retained charming original features that are now decorative, including a stone sink and a small fireplace with its original stone hob, adding character and authenticity to the space.

No work is required ☑ the house is ready to move into immediately. Simply unpack and enjoy the beautiful covered terrace, formerly a lavoir, a true haven of peace where you can relax while listening to the gentle flow of the stream.

A rare opportunity combining comfort, quality renovation, and an exceptional location.

#### Ground floor:

-Kitchen (16m<sup>2</sup>): laminate flooring, fully equipped



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- Living room (10m2): laminate flooring, access to covered terrace/private laundry room
  - Entrance hall/study (17m2): laminate flooring
  - Bathroom (4m2): linoleum flooring, WC, washbasin, shower/small bathtub, mechanical ventilation
  - Living room or 3rd Bedroom (27m2): tiled flooring, 3 x French windows

Upstairs:

- Landing (4m2): parquet flooring, exposed beams
- Bedroom (8m2): parquet flooring, exposed beams
- Bedroom (14m2): parquet flooring, exposed beams
- Shower room (6m2): linoleum flooring, walk-in shower, WC, washbasin

Outside:

- Carport: concrete floor, space for 1 car
- Shed
- Enclosed park/garden bordering the stream that joins the Lien

All on a 2,832m2 plot

## Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	106 mq
Dimensione del lotto:	2832 mq
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Numero di piani:	1
Orientation:	S

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/V3MpdL2YPEE>

## Contact information

IMLIX ID: IX8.083.086



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