



Lovely Town House With Garden And Outbuildings



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 98,605.81

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	25-03-2024
Omschrijving:	

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit www.clefrance.co.uk

Conditie: Good

Algemeen

Slaapkamers: 3
Badkamers: 1
Lot Afmeting: 350 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX5.572.650

