



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 255,300

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	27-04-2024
Omschrijving:	

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 (16.68m2): tiled floor, French window
- WC (1,20m2): tiled floor
- Fitted kitchen (27.74m2): tiled floor, fireplace with wood burner
- Lounge/dining room (40m2): tiled floor, fireplace with wood burner, access to terrace



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- Boiler room (25m²): concrete floor, gas boiler and heat pump
 - WC (1,58m²): tiled floor, sink
 - Corridor (9.54m²): tiled floor, cupboards
 - Bedroom (16.37m²): tiled floor
 - Bedroom (23,37m²): tiled floor
 - Bathroom (12.95m²): tiled floor and walls, double washbasin, walk-in shower, bathtub
 - Veranda (15m²): concrete floor

1st floor

- Bedroom (13.81m²): floating parquet floor, velux window
- Bedroom (14m²): floating parquet floor, velux window
- Hallway (6m²): parquet flooring
- Shower room (3,69m²): tiled floor, WC, shower
- Corridor (8,50m²): parquet flooring

Outdoor

- Shed
- Small country house to renovate: 29.50m² room (attic above) and two wine storehouses (22.85m² and 19.77m²)
- Rainwater tank
- Attached garage (95m²): concrete floor and electric door

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



Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	235 m ²
Lot Afmeting:	4.481 m ²

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.693.290
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