



€235000 - Detached 5 Bedroomed Character Property With A Pool



Agent Info

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Listing details

Property for: Sale
Price: EUR 235,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Ruffec
Posted: Apr 27, 2024

Description:

Detached character 5 bedroomed property with a pool, situated in a pretty village within a few minutes drive from main commerce. Of the 5 bedrooms, one is on the ground floor, and 2 have en-suite shower rooms.

The property is spacious and works well as a permanent family home or as a second/holiday home, and also for anyone wanting an income stream with scope for B&B.

The well-maintained private garden has a variety of mature trees and shrubs, an in-ground pool, a well, and a very pretty undercover dining-area.

The property can be sold with most of the furniture included.

In detail it comprises :-

Ground floor :



Kitchen (20m²) Tiled floor. Beamed ceiling. Exposed stone walls. Door to the garden. Plumbing for a washing machine, and space for a dishwasher. Mezzanine above.

Dining-room (28m²) Wooden floor, beams, exposed stone. Door to the outside

Lounge (33m²) Lino and wooden floor. Beams. Exposed stone walls. Fireplace (non-conforming). Door to the garden

Bedroom 1 (19m²) Wooden floor. Patio doors to the garden

Shower room (3m²) Walk-in shower, wc and handbasin

Inner hallway with the stairs

Upstairs

Mezzanine (10m²)

Bedroom 2 (10.5m²) Wooden floor. Exposed stone.

Bedroom 3 (13m²) Wooden floor. Beamed ceiling

Bedroom 4 (26.5m²) Beams, exposed stone and wooden floor. En-suite shower-room with a shower, vanity unit, wc, heated towel rail, and extractor

Bedroom 5 (23m²) Beams, exposed stone and wooden floor En-suite shower-room with a shower, vanity unit, wc, heated towel rail, and extractor

Bathroom (3.5m²) Bath (with a shower above), wc, handbasin and extractor fan. Beamed ceiling

Outside

Large open hangar (space for 3 cars)

Swimming pool (8.5m x 4m)

Pretty mature garden with an undercover dining-area/summer kitchen, terraced areas, a well, stone storage shed and shed with the pool equipment



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

Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	190 sq m
Lot Size:	1.849 sq m

Room details

Total rooms:	8
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Building details

Outdoor Amenities:	Pool
Number of Floors:	2

Lease terms

Date Available:

Additional information

Virtual tour URL:	http://www.youtube.com/embed/Cem7MkoGa4w
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Contact information

IMLIX ID:	IX5.693.288
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