



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



Agent Info

Name:	Christophe GUAY
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since:	
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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 407,933.88

Location

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

Description:

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

Built: 2009

Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	169 sq m



Lot Size: 3.613 sq m

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Building details

Outdoor Amenities: Pool
Number of Floors: 1

Lease terms

Date Available:

Additional information

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

Contact information

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