



## Lovely Town House With Garden And Outbuildings



### Informações do Revendedor

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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 90,950

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	25/03/2024

#### Informação adicional:

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 : 17,95m<sup>2</sup>, parquet

Bedroom 3 : 17,57m<sup>2</sup>, parquet with WC and sink, partition wall to finish

Attic 40m<sup>2</sup>

- Outside:

Private Courtyard, fenced off

Garage 20,30m<sup>2</sup>

Hangar 14,9m<sup>2</sup>

Stone Outbuilding 10,86m<sup>2</sup>

Fenced Garden of 200m<sup>2</sup>.

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.

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Condição: Good

## Comum

Quartos de dormir: 3  
Banheiro: 1  
Tamanho do lote: 350 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Sim

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/jCSBdW\\_b4t8](https://www.youtube.com/embed/jCSBdW_b4t8)

## Contact information

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