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



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 276,761.95

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Yayınlandı:	27.04.2024

Açıklama:

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



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Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	235 m2
Arazi Büyüklüğü:	4.481 m2

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Utility details

Heating:	Evet
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Building details

Kat Sayısı:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX5.693.290

