

Well presented 6 bedroom house including guest accommodation. Landscaped parkland garden with countryside view



INFORMATION

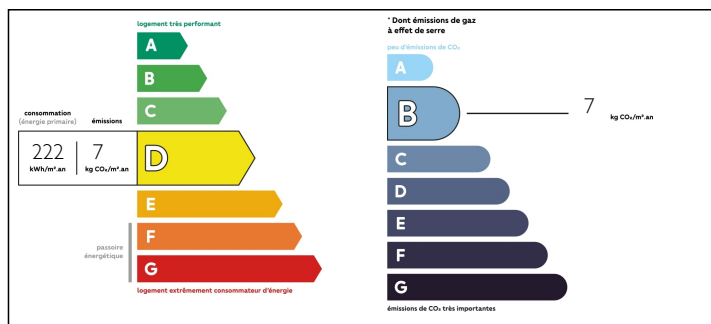
Town:	Ruffec
Department:	Charente
Bed:	6
Bath:	4
Floor:	294 m2
Plot Size:	7491 m2

IN BRIEF

Well presented 6 bedroom house, including guest accommodation. Landscaped parkland garden with countryside views and open(120m2) garage / hangar. It is ideally situated only 4 km from the popular market town of Ruffec, with its local amenities such as : schools, open market, sports clubs, cinema, public swimming pool, hospital, restaurants, supermarkets, train station with TGV connections to both Paris and Bordeaux. The house benefits from spacious and light living accommodation, electric radiators, wood burners, double-glazed windows, water softener and income potential. A high standard throughout. You enter the property through a large double gate, continuing up a gravelled tree lined drive before entering the house, which is surrounded by garden, sun terrace and fruit trees. Behind the house there is a hangar ideal for parking or storage for logs etc. The property is not overlooked by neighbours.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES

DESCRIPTION

Main part.

Ground floor : Enter into the front of the main house. Kitchen / breakfast room (27m2), fully fitted kitchen, utility room for storage etc. Continue through, past the stairs leading to the first floor, and you will find the lounge, dining room and office (68m2). The lounge benefits from a wood burner, double sliding doors to the sun terrace and rear garden.

Upstairs : Landing, could be used as a snug, 3 double bedrooms, one with dressing or built in wardrobe. Family bathroom.

Guest accommodation : Separate entrance directly into an open-plan kitchen / breakfast room and lounge with wood burner, door with access to back garden and sun terrace, stairs leading to the first floor.

Upstairs : Landing, family suite, family bathroom and 2*double bedrooms, both with en suite shower rooms.

Large garden mainly laid to lawn, shrubs and fruit trees. Garden well and outbuilding / hangar for storage or parking.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>