

Immaculate 4-bedroom detached property with 1.6 hectares of land, a heated swimming pool and stunning views. A perfect house for running a business due to the unique...



INFORMATION

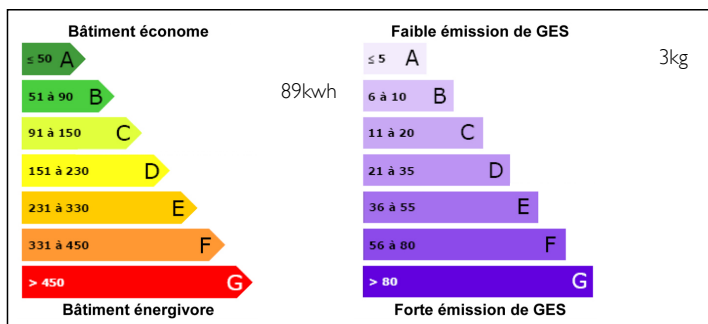
Town:	ST SULPICE DE RUFFEC
Department:	Charente
Bed:	4
Bath:	3
Floor:	235 m2
Plot Size:	16348 m2



IN BRIEF

This lovely house is situated in a quiet hamlet with open views across the Charente countryside. It has 1.6 hectares of attached land, so would be ideal for keeping animals. The current owner has water piped to the various paddocks already. The house is very economical to run, it has underfloor heating supplied by a reversible geothermal heat source, it is double glazed and is well insulated. It is an ideal property to run as a B&B as there are 2 bedroom suites on the ground floor with access to the pool. There is a room off of the lounge which would be ideal to run a business, perfect for a beautician, dog grooming, consultation room etc. There is a small entrance hall next to this room, perfect for a waiting room. The property is located just 10 minutes from Aunac with all the necessary small amenities and 20 minutes from Ruffec...

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.



DESCRIPTION

The property in more detail:

Enter the property through electric gates.

The house is tastefully tiled throughout.

Ground Floor:

- Entrance hall (19.5m²) - a lovely bright space with bespoke staircase up to the first floor, also with small, oval stained glass window.
- Lounge/dining room (68m²) - a huge space, great for entertaining with windows to front and large patio doors out to the covered terrace which is next to the pool.
- Kitchen (14m²) - Schmidt fitted kitchen with built in coffee machine.
- Room of 21.5m² with separate entrance hall of 5m², perfect to run a business. There is a boot room to the rear of this room of 5m² which leads out to the garden.
- Utility (8m²) - a well fitted out utility room with plenty of storage and sink.
- Bedroom 1 (17m²) - with en-suite shower room, access out to the pool.
- Bedroom 2 (19m²) - with en-suite shower room, access out to the pool.
- Bedroom 3/office (11.3m²) - another lovely bright room, could be a bedroom, but currently used an office.
- WC - with wash basin.

LOCAL TAXES

Taxe foncière:

1776 EUR

NOTES

1st Floor:

- Bedroom 4/Master suite with bathroom (19m²), ensuite bathroom (7m²) with bath, shower, WC and wash basin. There is a walk in storage area.

Outside:

- 8 x 4m heated swimming pool.
- Covered terrace.
- Car port plus plenty of off street parking.
- 1.6 hectares of land.