

Fabulous detached villa with swimming pool, large fenced garden and garage in quiet neighbourhood near Ruffec



## INFORMATION

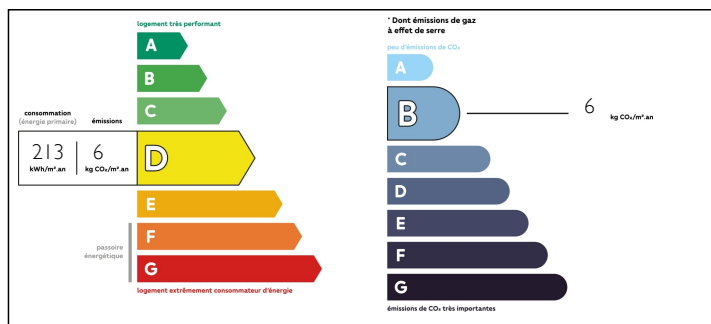
Town:	Condac
Department:	Charente
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	3700 m2



## IN BRIEF

Beautiful detached house with 7 rooms, swimming pool, large fenced garden with electronic gate. A large garage for two cars and an ideal geographical situation. Located in a quiet neighbourhood, but close to the market town of Ruffec only 2 minutes from all amenities.

## 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: 2156 EUR**

## NOTES

## DESCRIPTION

This house was built with quality materials by the current owner and is in very good condition. Decorate and kitchen update but otherwise ready to live in.

This house is suitable for all ages and is accessible to disabled people.

A little piece of paradise for all your family, as a holiday home or as a home.

Don't miss it! A beautiful oak door opens the house and leads you into a large entrance hall (30m<sup>2</sup>).

- A living room of 22,43m<sup>2</sup> with a very nice fireplace and two large oak French windows (overhead windows) overlooking the garden and the pool.

- A dining room: 24,39m<sup>2</sup> with Travertine tiling and 2 oak French windows accentuating the brightness of the two rooms.

- A fitted kitchen: 20,16m<sup>2</sup>.

- A corridor: 5,91m<sup>2</sup>.

- A back kitchen: 5,53m<sup>2</sup>.

- A study room: 11,21m<sup>2</sup> which can be converted into a bedroom.

Night part:

- Corridor: 8,81m

- Bathroom: Shower: 6,84m<sup>2</sup> (specially designed for people with reduced mobility) + suspended toilet

- Bedroom 1: 14,90m<sup>2</sup> with shelving and wardrobe.

- Bathroom: 9,62m<sup>2</sup> (shower)

- Bedroom 2: 9,80m<sup>2</sup> (shower)

- Bedroom 3: 9,63m<sup>2</sup> (shower)

- Bedroom 4: 12,82m<sup>2</sup> (shower)

- wc: 2,21m<sup>2</sup>

## BASEMENT

A cellar for various storages

- Hot water tank for the kitchen

- Meter for the entrance gate

- Central vacuum cleaner dust collector

- Machinery for the swimming pool

- Small wine cellar.