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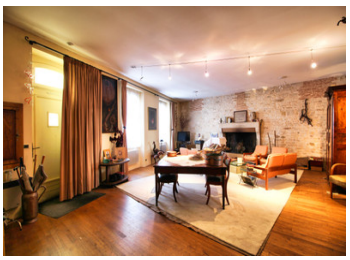
Ref: A17923 Price: 199 800 EUR

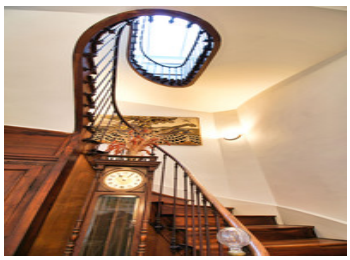
agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Stunning town property with heaps of character, within walking distance to shops, bars and restaurants.

EXCLUSIVE















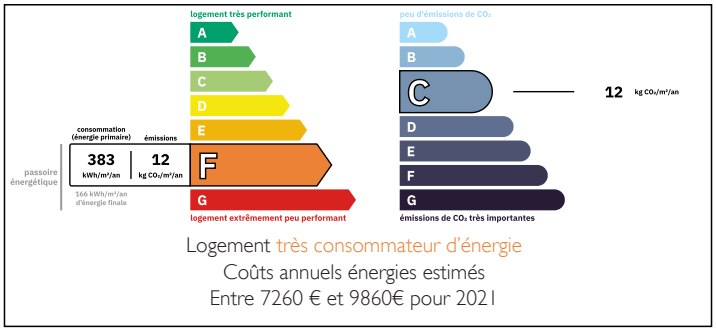
INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	5
Bath:	3
Floor:	303 m2
Plot Size:	333 m2

IN BRIEF

A Rare gem. Very spacious 5 bedroom property in the heart of a vibrant town. Its winding staircase is one of the most beautifull in the area and of exeptional quality. The property has a nice garden and two large vaulted cellars. The village of Ruffec is full of life, with excellent connection by both road and railroad to Paris and Bordeaux.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7260 € et 9860€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **2689 EUR**

NOTES

DESCRIPTION

This impressive character property offers exceptional space, five generous bedrooms and superb reception rooms, making it ideal as a large family home or an elegant second residence.

One of the house's most remarkable features is its magnificent spiral staircase, crafted to an exceptional standard and undoubtedly one of the finest examples in the region.

The ground floor offers a spacious living room, large dining room, kitchen and bright conservatory opening towards the garden, as well as a bathroom and WC. Upstairs are five spacious bedrooms, additional bathrooms, storage areas and a substantial attic offering further potential.

Beneath the house are two impressive vaulted cellars, together covering approximately the same area as the entire ground floor.

Outside, the attractive walled garden provides a peaceful and private setting despite the central location. Ruffec is a lively town with shops, restaurants and services, as well as excellent road and rail connections towards Paris and Bordeaux.

Ground floor
Living room: 54,4m2
Hallway: 11,2m2
Dining room: 38,4m2
Kitchen: 14,55m2
Veranda: 20,80m2
Bathroom
Toilet

Under the house there are two vaulted cellars that are as large as the entire ground floor area.

First floor
Landing: 16,64m2
Bedroom1: 24,9m2
Bedroom2: 17,68

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