LEGGETT IMMOBILIER INTERNATIONAL

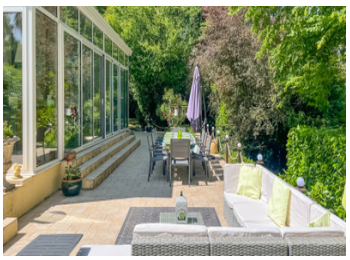
www.frenchestateagents.com

Ref: A37187CER16 Price: 524 750 EUR

agency fees to be paid by the seller

Stunning property with guest house and pool - just 5 minutes from Ruffec







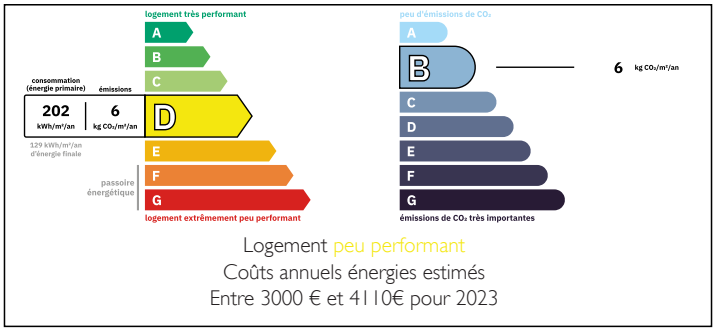








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3000 € et 4110€ pour 2023

INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	6
Bath:	5
Floor:	282 m2
Plot Size:	5630 m2

IN BRIEF

At the end of a long, rose-lined driveway and sitting on a large plot of 5630m², this gorgeous property is located just 5 minutes from the market town of Ruffec and just a short walk to a lovely riverside leisure area with restaurant and canoe hire.

The property comprises a 5-bed, 4 bathroom main house with great living areas and a lovely connection between the interior and the exterior, a separate and very private one-bed guest cottage, a large swimming pool with its retractable cover and a garage / outbuilding too.

The main house, known as "Le Petit Chateau" with 242m² of living space, offers the advantages of 5 good-sized bedrooms including one on the ground floor with its own en-suite, a kitchen with glazed sliding doors that open out onto a beautiful rear terrace, newly installed heat-pump...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:	**3415 EUR**

NOTES

DESCRIPTION

"Le Petit Chateau" with its 5 bedrooms and 4 bathrooms is perfectly located being so close to the local amenities of the town of Ruffec including its train station with trains to Paris and Bordeaux, whilst also being just a short walk to the Charente river and all of its activities including swimming, canoeing, paddle-boarding and fishing.

The added extras of the covered swimming pool, the one-bed guest cottage and the recent addition of the heat pump central heating are real plusses.

Main house - Ground Floor :

Entrance Hall (8m²) with sweeping staircase leading up to the first floor and door down to the basement
Lounge / Diner (46m²) - a lovley L-shaped, double aspect room with wood-burner
Kitchen (30m²) - set to the rear of the property with a range of glazed doors that open up to the gorgeous terrace area.
Second hallway / Study area (14m²) with WC
Dining Room (16m²) with fireplace and window to the rear
Bedroom 1 (15m²) with its own en-suite bathroom (8m²)
Lobby (3m²) with second staircase leading to bedrooms 4 and 5.
Shower Room (2m²) with WC

Main House - First Floor :
Landing (6m²)
Bedroom 2 (19m²) with en-suite bathroom (8m²)
Bedroom 3 (18m²) with en-suite shower room (9m²)
Landing (12m²) offering the possibility of another office area / occasional bedroom
Bedroom 4 (10m²)
Bedroom 5 (10m²)

Main House - Basement :
Various rooms including a workshop, store-room, wine cellar and a boiler room including a newly