LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37756JMR16 Price: 139 950 EUR

agency fees to be paid by the seller

Large 4-bed townhouse with courtyard and outbuilding - right in the centre of the market town of Ruffec















INFORMATION

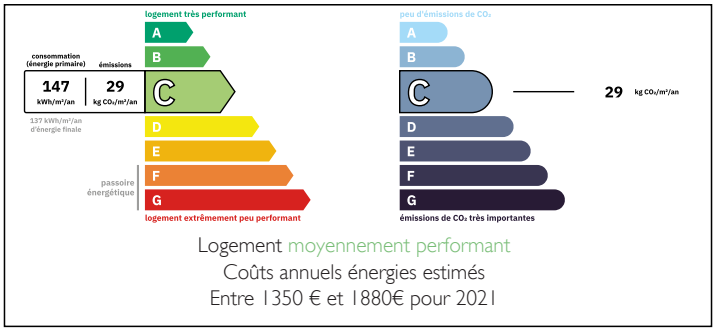
Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	152 m2

IN BRIEF

Set on a street just off from the main market square of Ruffec, this large 4-bed property has been recently renovated and now offers a comfortable family home or equally a great investment opportunity.

Enjoying a sunny courtyard, a good-sized outbuilding / play room, a balcony off one of the 4 bedrooms and two recently renovated shower rooms too, this property needs to be visited to fully appreciate all of the advantages it has to offer.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1350 € et 1880€ 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.

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.
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NOTES

DESCRIPTION

This large 4-bed property is located in the popular market town of Ruffec, with its train station with links to Bordeaux and Paris, its supermarkets, restaurants, shops, bars and cafés all within a short walk away. The property benefits from mains drainage, new double-glazed windows - many with electric roller shutters, a recently-fitted kitchen and two new shower rooms too.

The property offers great flexibility as it could be kept as one large house or could equally be divided up to provide two or three rental apartments.

The accommodation is comprised of :

Ground Floor :
Entrance Hall (10m²)
Lounge / Diner (20m²) with fireplace
Kitchen (15m²) with doors out to the rear courtyard
WC (1m²)

First Floor :
Landing (7m²)
Bedroom 1 (19m²) with access to balcony
Bedroom 2 (13m²)
Shower Room (5m²)

Second Floor :
Landing (8m²)
Bedroom 3 (13m²)
Bedroom 4 (14m²)
Shower Room (5m²)

Cellar (30m²)
Outbuilding / Play Room (30m²) with pedestrian access to the side street via a rear gate.

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

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