LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A39161JMR16 Price: 342 100 EUR

agency fees to be paid by the seller

Stunning 4-bed modern villa with covered pool and amazing views - just 5 minutes from Ruffec















INFORMATION

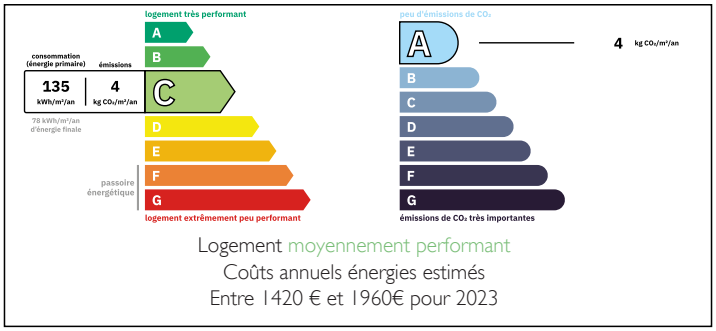
Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	7296 m2

IN BRIEF

Set in the middle of its large, mature garden of over 7000m², this stunning 4-bed modern villa (built in 2008) is situated in one of the most desirable locations in the North Charente - just a short walk from the gorgeous riverside leisure area of Rejallant with its restaurant, swimming area and canoe hire, and only a 5 minute car journey into the lovely market town of Ruffec.

The property is simply beautiful throughout with light and airy living accommodation, 4 good-sized bedrooms including a wonderful master suite, a superb covered terrace across the back of the property overlooking the large saltwater pool with its sliding retractable cover and a very handy basement including a double garage, laundry room and storeroom too.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1420 € et 1960€ pour 2023

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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LOCAL TAXES

Taxe foncière: **2011 EUR**

NOTES

DESCRIPTION

Set down a tree-lined gravel driveway, this lovely property is situated just a short drive from the town of Ruffec with its market, shops, bars, restaurants, supermarkets and train station with connections to Paris and Bordeaux. A lovely riverside swimming area and restaurant are within easy walking distance too making this a truly special spot.

The property sits in the centre of its grounds with a wrap-around garden of over 7000m² and enjoys open, uninterrupted countryside views to the front.

Key features include :

- A large covered terrace to the rear - perfect for enjoying al-fresco dining
- A lovely 9.5m x 4.5m saltwater swimming pool with sliding rectractable cover (which extends the swimming season considerably) and outside shower
- Efficient, underfloor central-heating powered by a heat pump
- A stunning, open-plan lounge / diner with double-height ceiling, front and rear aspects and a 14KW woodburner
- The lounge / diner opens on to a modern fitted kitchen with central island, breakfast bar and patio doors out onto the terrace.
- A beautiful master-suite comprised of a large bedroom with its own balcony enjoying the spectacular view, dressing room and en-suite shower room with walk in shower.
- 3 other double bedrooms and a family bathroom
- Double garage with motorized garage doors
- High-speed internet
- Plenty of basement storage areas

Ground Floor :
Lounge / Diner 45,82m²
Kitchen 18,25m²
Entrance Hall 12,49m²
WC 1,85m²
Corridor 3,13m²
Bedroom / Office 11,26m²

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