LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39976JMR16 Price: 169 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (160 000 EUR without fees)

Spacious 3-bed character home with walled garden in the centre of Ruffec















INFORMATION

Town:	**Ruffec**
Department:	**Charente**
Bed:	**3**
Bath:	**3**
Floor:	**165 m2**
Plot Size:	**377 m2**

IN BRIEF

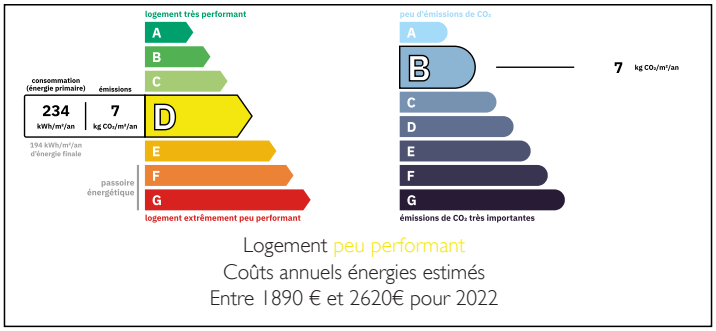
Situated within a short walking distance to the town centre of Ruffec with all of its shops, restaurants, schools, amenities and train station with its connections to Angoulême, Poitiers, Paris and Bordeaux, this lovely town property offers the perfect blend of French character and modern living.

The property benefits from large reception rooms, a total of 3 bedrooms (one of which is on the ground-floor), three bathrooms and even 3 attic rooms which could be turned into further accommodation if required.

Outside a lovely decked terrace area (accessed via the hallway, lounge and the downstairs bedroom) offers the perfect place to relax and entertain whilst the good-sized walled garden is a real plus in the centre of town.

There are even some very handy outbuildings

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1890 € et 2620€ pour 2022

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: **1400 EUR**

NOTES

DESCRIPTION

On the ground floor the house offers a lovely entrance hall with original tiled floor and a door through to the rear terrace, a good-sized kitchen with large central island, a large dining room leading through to a cosy rear living room with doors on to the terrace, a downstairs bedroom (again with access to the terrace) and a shower room / WC too.

Halfway up the gorgeous sweeping wooden staircase is a door that leads out onto a balcony overlooking the garden and also through to a light-filled art studio.

Upstairs a large central landing, which can also double up as an office or reading area, leads on to two suites, both of which include large bedrooms, dressing rooms and shower rooms.

On the second floor a series of 3 attic rooms offer further potential to extend the living accommodation.

Outside the decked terrace area offers a great outdoor eating area with access to the rear walled garden. Steps from the terrace also lead down to a lovely vaulted cellar and other small outbuildings. A workshop, storeroom and wood store complete the outbuildings.

Ground floor :
Entrance Hall : 13m²
Kitchen : 22m² with woodburner, central island and range cooker
Dining Room : 28m² with woodburner
Lounge : 18m²
Bedroom : 15m²
Shower Room : 5m²

First Floor:
Landing : 10m²
Suite with Bedroom : 18m², Dressing Room : 5m² and Shower room : 5m²

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