LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40315JMR16 Price: 119 995 EUR

agency fees included: 7 % TTC to be paid by the buyer (112 000 EUR without fees)

Lovely 3-bed property within walking distance to the centre of Ruffec







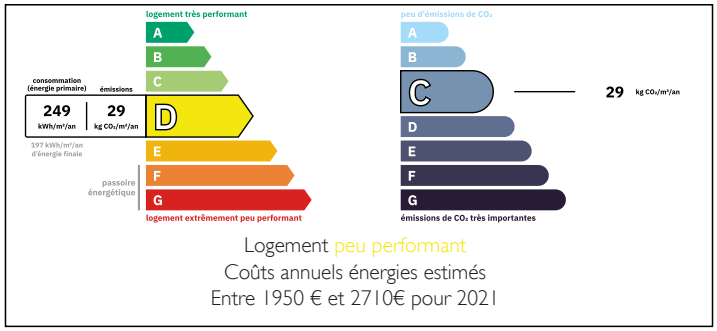








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1950 € et 2710€ pour 2021

INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	515 m2

IN BRIEF

This charming three-bedroom home is ideally situated in a peaceful cul-de-sac within walking distance of the centre of Ruffec, offering both convenience and tranquillity. Perfectly located, the property is just a short stroll from all local amenities, including shops, cafes, schools, and public transport, making everyday life easy and accessible without the need for a car.

The house offers a kitchen and two large reception rooms on the ground floor as well as three generously sized bedrooms and a luxury bathroom on the first floor, thus making it big enough for a family, couple, or those looking for a practical home with room for guests or a home office.

The property benefits from mains drainage, ensuring easy and low-maintenance living, as well as town gas central heating, which provides consistent warmth during the cooler months. Outside, the home

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:	**1014 EUR**

NOTES

DESCRIPTION

Offering a rare blend of convenience, and comfort in one of Ruffec's most desirable residential spots, this 3-bed property is a fantastic opportunity for anyone looking to enjoy town living in a quiet setting.

The property is comprised of :

Ground Floor :
Entrance Hall : 5m²
WC : 1m²
Living room : 19m² - with insert woodburner
Kitchen : 10m²
Lounge / Diner : 14m²
Boiler Room : 4m²

First floor :
Landing : 7m²
Bedroom 1 : 16m² with access to a good-sized balcony
Bedroom 2 : 13m²
Bedroom 3 : 10m²
Bathroom : with freestanding bath and walk-in shower

Cellar : 18m²

Terrace, off-street parking and an enclosed garden
Garden Shed.

Mains drainage and town-gas central heating.
Single-glazing.

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

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