

Beautifully presented 3-bed modern property with courtyard - right in the centre of Ruffec



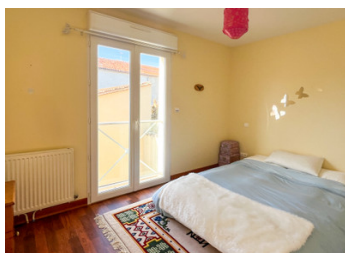
INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	130 m2

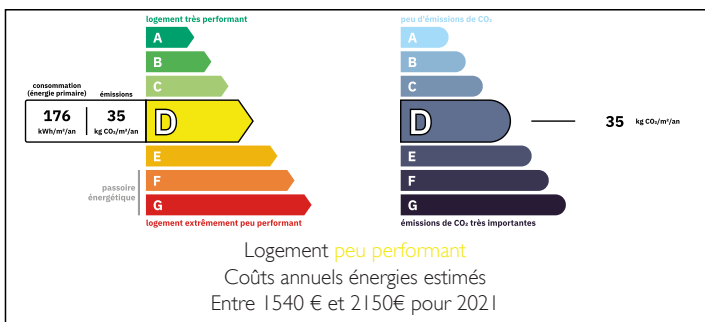
IN BRIEF

Set in a high-quality 2005 development of properties just a short walk from the town-centre of Ruffec, this well-presented 3-bed house can be moved-into straight away. Perfect as an easy lock-up and leave holiday home, yet large enough to be a good-sized family home or rental investment, the property enjoys its own private, walled courtyard as well as having the added benefits of a large double garage with electric doors, a front courtyard and a sun-trap balcony too.

Inside, an entrance hall with WC opens up to the lovely, light-filled L-shaped kitchen / lounge / diner with a good-sized equipped kitchen with a breakfast bar, glazed doors onto the courtyard from both the kitchen area and the lounge and another set of patio doors onto the front terrace. A handy laundry room with direct access into the double garage...

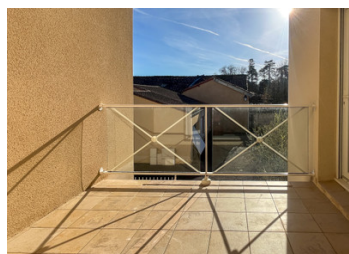


ENERGY - DPE



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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.



DESCRIPTION

If you're looking for a ready-to-move into modern property with no work to do and with amenities on your doorstep - this could be the perfect property for you. Set on a quiet development with the nearest bakery just a 2 minute walk away and the central square of Ruffec with its markets, shops, bars and restaurants just 5 mins away on foot, this property really couldn't be better positioned. Ruffec's train station (with connections to Poitiers, Paris, Angoulême and Bordeaux) can equally be reached on foot.

Property Details :

A pedestrian gate leads to a fenced front courtyard with olive tree and a pathway to the front door.

LOCAL TAXES

Taxe foncière: 1786 EUR

NOTES

Entrance Hall : 3m² with built-in storage
WC

Laundry Room : 4m² with door through to the garage

Kitchen / Lounge / diner : 44m² with equipped kitchen, breakfast bar and large lounge/diner area. Glazed doors to the front and rear courtyards. Staircase to the first floor.

First Floor :

Landing : 4m²

Master bedroom : 14m² with double aspect floor to ceiling sliding window, plus a glazed door onto the balcony.

Balcony : 6m²

Bedroom 2 : 14m²

Bedroom 3 / Study : 8m² with glazed door onto the balcony

Bathroom : 6m² with bath and shower

WC : 2m²

Double garage : 30m² with electric garage doors and water softener.

Town gas central-heating

Mains Drainage.