LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41771JMR16 Price: 160 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (150 000 EUR without fees)

Large 4-bed detached property to refresh with good-sized garden - just 10 minutes from Ruffec







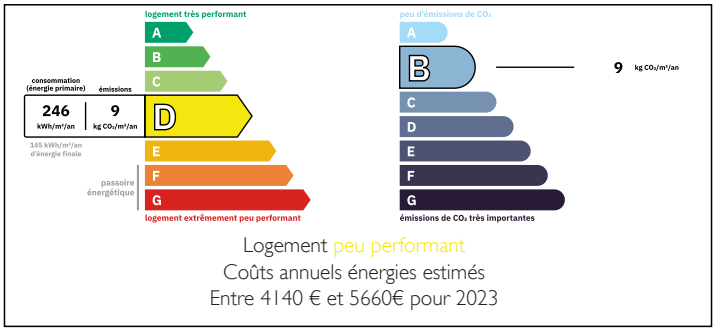








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4140 € et 5660€ pour 2023

INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	1
Floor:	201 m2
Plot Size:	5160 m2

IN BRIEF

Situated in a quiet hamlet just 10 minutes from the market town of Ruffec with all of its amenities including its train station with connections to Paris and Bordeaux, this detached stone property offers large living areas, 4 good-sized bedrooms and various outbuildings too.

Originally a barn, the property was converted in the 1990s to create a large family home so whilst the house is habitable straight away, it does require some works to bring it up to modern standards. One of its key features is the large covered terrace overlooking the garden - perfect for outdoor dining - which then wraps round the front of the property too.

Another major selling point is the huge open-plan lounge-diner (measuring just over 70m²) with a double-height centrepiece looking up to the mezzanine landing above. This lovely room offers 4

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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NOTES

DESCRIPTION

If you're looking for a great-value property that you can update to your own taste in a fantastic position in the rolling Charente countryside, this could well be the one for you. Set in a quiet hamlet, just a short drive into the town of Ruffec, it consists of :

Ground Floor :
Lounge / DIner : 70m² with doors to the front terrace and rear courtyard
Kitchen : 19m²
Bedroom : 14m²
Corridor : 2m²
WC
Shower Room : 2m²

First Floor :
Mezzanine Landing : 28m²
Master Bedroom : 23m² with en-suite bathroom : 11m² and wardrobes
Bedroom : 12m²
Bedroom : 12m²
Shower Room : 2m²
WC

Workshop / Storeroom : 25m²
Double Garage : 35m²

Attached, enclosed garden : around 1300m²
Extra land across the driveway : 3750m²

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