LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42462JNV16 Price: 371 330 EUR

agency fees included: 5 % TTC to be paid by the buyer (355 000 EUR without fees)

Magnificent 4-bed logis with a large garden - perfectly situated close to Ruffec and Verteuil.















INFORMATION

Town:	**Ruffec**
Department:	**Charente**
Bed:	**4**
Bath:	**2**
Floor:	**172 m2**
Plot Size:	**3200 m2**

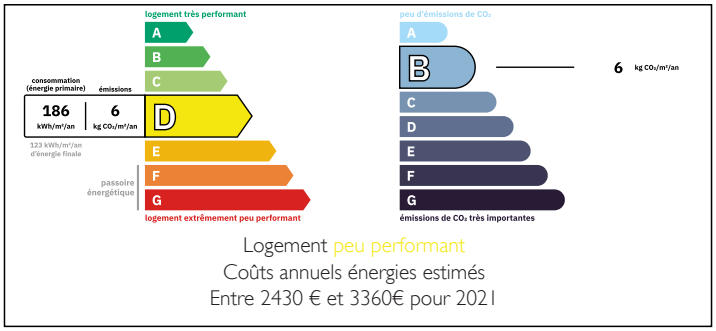
IN BRIEF

Exquisite Stone 'Logis': Period Elegance Meets High-End Modern Luxury.

Perfect blend of historic French "art de vivre" and contemporary sophistication. This stunning, fully renovated Logis offers a rare level of finish. Enclosed within private stone walls, this home is a peaceful sanctuary designed for those who appreciate architectural character without compromising on modern comfort.

The Highlights
Living Space: 4 Bedrooms / 2 Bathrooms (inc. ground floor)
Heating: Eco-friendly Heat Pump
Exterior: Walled courtyard, stone terrace
Bespoke farmhouse kitchen featuring an original monumental fireplace, soaring ceilings, and a stone spiral staircase.
Extensive outbuildings

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3360€ pour 2021

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.

one of the sunniest micro-climates in Western France.

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LOCAL TAXES

Taxe foncière: **1844 EUR**

NOTES

DESCRIPTION

Whether you enter through its long driveway (west side) or through its magnificent porch (east side), you will discover this property which breaks down as follows:

Logis:
Ground floor:
Kitchen --> 26m²
Living room --> 25m²
Room --> 16m²
WC --> 1.5m²
Corridor --> 5.5m²
Lingerie with shower --> 9m²
Veranda --> 9m²

1st floor:
Room 1 --> 19m²
Room 2 --> 17.3m²
Bedroom 3 with large dressing room --> 30m²
Bathroom --> 9m²
WC --> 1m²
Corridor --> 8m²

2nd floor:
Convertible attic --> 91m²

External:
Stone terrace
Enclosed courtyard of stone wall
Workshop --> 23m²
Barn --> 82m²
Vaulted cellar --> 50m²
Second workshop and its attic --> 75m²
Old barn --> 20m²
Third workshop --> 38m²
Outbuildings --> 100m²

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