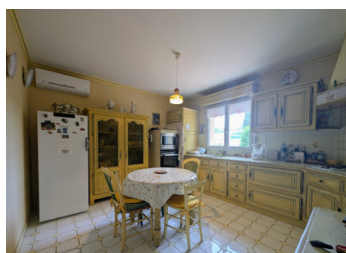
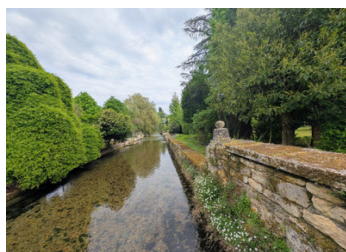


Riverside paradise! Modern property set on beautiful grounds - walking distance to Ruffec town centre.



INFORMATION

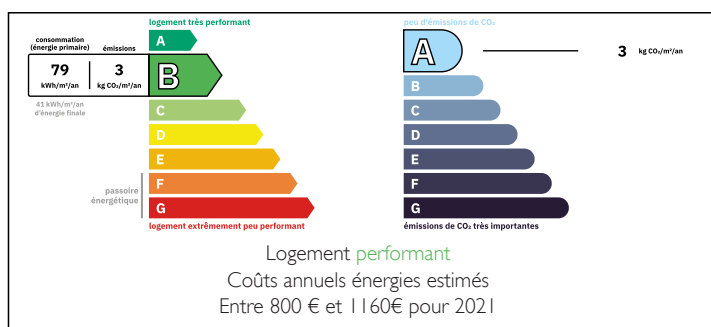
Town:	Ruffec
Department:	Charente
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	3223 m2



IN BRIEF

Just a short walk from Ruffec town centre and all amenities, this charming property enjoys a rare setting: peaceful, private, not overlooked, with direct access to the Le Lien stream. The single-storey main house, offering around 100 sqm of living space, includes an entrance hall, a fitted separate kitchen, a bright living room, two bedrooms, a bathroom with shower, a WC and a utility room. It benefits from an air-to-air heat pump with reversible air conditioning, PVC double glazing, double shutters, a recent drainage system, and a private borehole with water treatment. A 52 sqm annex with kitchenette, shower room and WC offers great potential for guest accommodation, a holiday rental or independent living space. The property also features workshops, carports and storage, all set within 3,223 sqm of enclosed landscaped grounds.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1479 EUR

NOTES

DESCRIPTION

Just a short walk from Ruffec town centre, charming single-storey property with outbuildings and direct access to the stream

Only a few minutes' walk from Ruffec town centre and all amenities, this attractive property enjoys a rare and highly sought-after location: practical for everyday life, yet offering a genuine feeling of being surrounded by nature, with no overlooking neighbours, in a peaceful and leafy setting, with direct access to the Le Lien stream, a particularly calm and picturesque waterway.

This well-maintained single-storey house offers approximately 100 sq m of living space and features a practical and comfortable layout. It comprises an entrance hall, a fully fitted and equipped separate kitchen, a bright living room, a hallway leading to two bedrooms, a bathroom with shower, a separate WC, and a utility/laundry room.

The house is equipped with an air-to-air heat pump heating system, with four reversible air-conditioning units installed in the main rooms, ensuring year-round comfort. The windows are PVC double glazing, complemented by double shutters (roller shutters and traditional shutters), providing both comfort and insulation.

The individual drainage system was redone one year ago.

The property is not connected to the mains water supply, but benefits from a private borehole, with pump, booster system and water treatment equipment installed in the utility room, offering valuable autonomy.

Outside, a first detached building includes a summer annex of approximately 52 sq m of habitable space, together with a 10 sq m carport. This area comprises two main rooms, one of which includes...