LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45234SR16 Price: 272 900 EUR

agency fees included: 0 % TTC to be paid by the buyer (270 000 EUR without fees)

Charming Family Home in Ruffec – 8 Rooms, Beautiful Enclosed Garden and Peaceful Setting















INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	5
Bath:	3
Floor:	238 m2
Plot Size:	1485 m2

IN BRIEF

Just a short walk from shops and only 2 minutes from the centre of Ruffec, this elegant property enjoys a prime location, combining convenience with a peaceful and green setting.

Built with quality in mind, this spacious family home impresses from the moment you enter, with its grand entrance hall and beautiful staircase adding charm and character throughout.

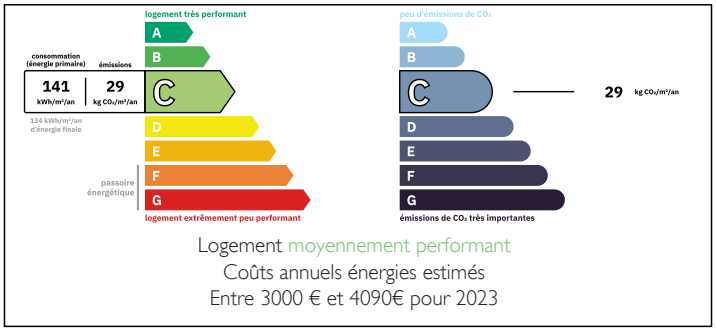
The house offers 5 bedrooms and 3 bathrooms, including the possibility of comfortable single-level living thanks to two ground-floor bedrooms. Upstairs, three further bedrooms and an additional large room provide flexible space to suit your needs.

On the lower ground floor, a studio of approximately 30 m² offers useful additional space, ideal for guests or as a private independent area.

Outside, you will enjoy an enclosed and landscaped garden, as well as a large garage with space for up to 6 vehicles.

A rare property for the area. Early viewing highly...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3000 € et 4090€ pour 2023

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:	**3180 EUR**

NOTES

DESCRIPTION

The house comprises:

GROUND FLOOR

Entrance Hall: 6.10 m²
Landing: 31.05 m²
Living Room / Lounge: 34.39 m²
Kitchen: 13.20 m²
Conservatory: 6.08 m²
Utility Room: 5.60 m²
WC: 1.50 m²
Office: 8.90 m²
Laundry Room: 6.84 m²
Bathroom: 8.90 m²
Bedroom 1: 12.80 m²
Bedroom 2: 14.00 m²

FIRST FLOOR

Living Area: 18.13 m²
Bedroom 3: 14.00 m²
Bedroom 4: 14.40 m²
Bathroom: 12.81 m²
Attic Space: 96 m²

BASEMENT

Garage: 115.44 m²
Workshop: 13.49 m²
Boiler Room: 4.06 m²
Garden Shed: 12.20 m²
Wine Cellar: 14.00 m²

SELF-CONTAINED STUDIO

Entrance: 2.79 m²
Kitchen: 11.55 m²
Bedroom: 8.56 m²
Shower Room: 6.55 m²

TECHNICAL...