

Pretty single-story house with three bedrooms, a yard, and a garden. All the amenities of RUELLE are nearby.



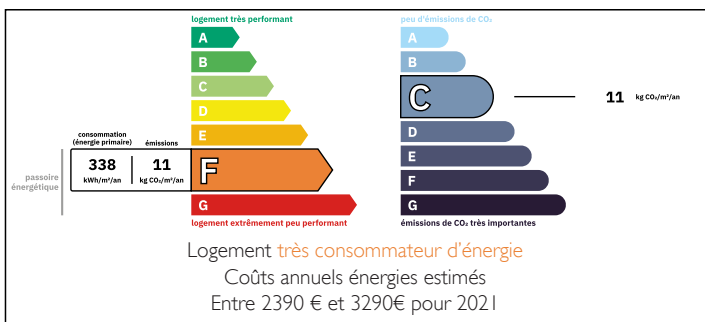
## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Ruelle-sur-Touvre |
| Department: | Charente          |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 130 m2            |
| Plot Size:  | 400 m2            |

## IN BRIEF

Pretty stone house of about 130 m<sup>2</sup> of living space, with 3 bedrooms. Courtyard and land of about 400 m<sup>2</sup> around it. Located in the town of RUELLE, with amenities and bus nearby.

## 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.



## DESCRIPTION

The house consists of:

- Two spacious ENTRANCES of about 8 and 11 m<sup>2</sup> each (which can be used as an office)
- LIVING ROOM of 27 m<sup>2</sup> with woodburner open onto :
- Fitted and equipped KITCHEN of 16.5 m<sup>2</sup> (with direct access to the backyard)
- HALLWAY leading onto the sleeping area with
- WC
- WARDROBE
- BEDROOM 1 of 12 m<sup>2</sup>
- BEDROOM 2 of 12 m<sup>2</sup>
- BATHROOM of 7,5 m<sup>2</sup>
- 2d KITCHEN of 10m<sup>2</sup>
- BEDROOM 3 of 18 m<sup>2</sup>

-Attached utility room of 7m<sup>2</sup>

- CELLAR of 20 m<sup>2</sup>

Surrounding the house is a plot of about 400 m<sup>2</sup>, featuring a front garden and a spacious courtyard with a canopy (which can be used as a carport), not overlooked, fully enclosed with a garage gate.

Heating: electric + living room woodburner

Double glazing

Connected to the sewer

Ideal location, 2 km from all services and shops in RUEELLE.

10 km from ANGOULÊME.

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

## LOCAL TAXES

Taxe foncière: **1980 EUR**

## NOTES