LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48347JMR16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Spacious 5-bed country property in a peaceful location, 5 minutes from Ruffec



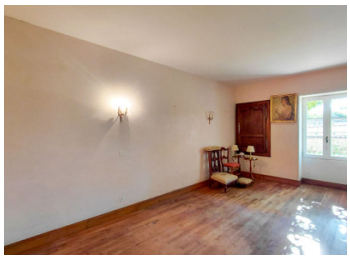




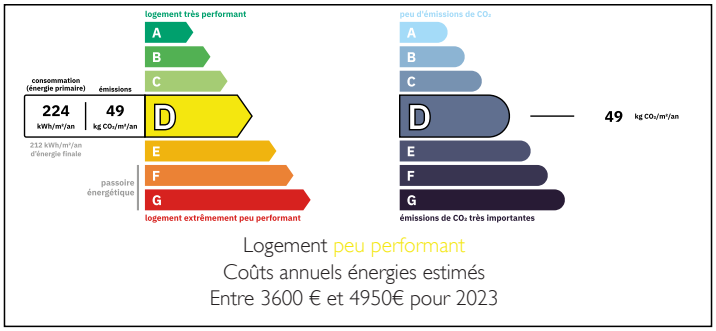








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3600 € et 4950€ pour 2023

INFORMATION

Town:	La Faye
Department:	Charente
Bed:	5
Bath:	2
Floor:	156 m2
Plot Size:	1904 m2

IN BRIEF

This beautiful property enjoys an idyllic setting in a small hamlet, just a few minutes' drive from the amenities of the market town of Ruffec. Surrounded by gardens with lovely views over open fields, this spacious, single-storey property is a rare find.

The accommodation comprises a kitchen/diner, a bright and airy living/dining room with wood-burning stove, five bedrooms, two shower rooms, a separate WC, back kitchen and storeroom.

Outside, the garden offers a large vegetable patch, chicken run and lawned area, along with several small outbuildings, parking for 2–3 cars and a garage for three cars.

Benefiting from double glazing and oil-fired central heating, the property would benefit from some cosmetic updating but offers wonderful potential in a peaceful rural setting.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48347JMR16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1161 EUR**

NOTES

DESCRIPTION

This beautiful property enjoys an idyllic setting in a small hamlet, just a few minutes' drive from the amenities of the market town of Ruffec. Offering the best of both worlds, it combines the peace and tranquillity of rural living with the convenience of having local amenities close at hand. Set within its own lovely garden, with delightful views across open fields to the front and all accommodation conveniently arranged on one level, this property is a rare find.

A long driveway leads down to a parking area and triple garage. Inside, an entrance hall opens into a fitted kitchen/diner and a spacious, light-filled living/dining room with a wood-burning stove. The accommodation also includes five bedrooms, two shower rooms, a separate WC and a back kitchen leading through to a storeroom.

Outside, the lovely garden offers plenty of space to enjoy the peaceful surroundings, with a large vegetable patch, a chicken run and a lawned area. There are also several small outbuildings.

Although the property would benefit from some cosmetic updating, it already benefits from double glazing and oil-fired central heating. With its generous accommodation, attractive gardens and peaceful countryside setting, this is a wonderful opportunity to create a lovely home just minutes from Ruffec.

Main House:

Kitchen: 13.12 m²
Living room: 28.89 m²
Dining room: 25.05 m²
Bedroom: 13.08 m²
Bedroom: 12.43 m²
Bedroom: 9.15 m²
Bedroom: 13.16 m²
Bedroom: 10.39 m²
Hallway: 13.75 m²