



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## €349950 - Gorgeous Farmhouse With Beautiful Living Space And Walled Garden

### معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 349,950

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Ruffec  
نشر: 19/06/2024  
وصف:

This superb, tastefully renovated country property is situated in a magnificent setting. Comprising large living rooms, five bedrooms all set in a well-kept garden with several outbuildings not least a rare "Pigeonnier". The current owners have decided to keep the original features and add modern touches to create a warm and welcoming atmosphere. Ideal for a family. Good electrics, new roofs and in immaculate order.

With the hangar converted into a covered terrace, you can enjoy the fine weather with your loved ones.

This property is not far from Ruffec and its many shops and schools etc.

In detail, it comprises on the ground floor:

Entrance (5m<sup>2</sup>): tiled floor  
Fitted kitchen and dining room (46m<sup>2</sup>): "coeur de demoiselle", beautiful fireplace with a mezzanine / bedroom (28m<sup>2</sup>) with carpet/seagrass and WC (3m<sup>2</sup>) with linoleum and washbasin  
Lounge (42m<sup>2</sup>): tiled floor, fireplace with wood-burning stove



Utility room (9m<sup>2</sup>): tiled floor, sink  
WC (3m<sup>2</sup>): tiled floor, washbasin

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First floor:

Landing (10m<sup>2</sup>): wooden floor ;

Bedroom (11m<sup>2</sup>): wooden floor;

Bedroom (28m<sup>2</sup>): wooden floor and en-suite shower room (8m<sup>2</sup>): linoleum, shower, WC and washbasin;

Bathroom (6m<sup>2</sup>): tiled floor, bath with shower, washbasin, WC;

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2nd Floor :

Bedroom (42m<sup>2</sup>): carpet/seagrass, velux window

Bedroom (16m<sup>2</sup>): linoleum, velux window (accessed via the larger bedroom on this floor)

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Outside:

Walled garden of 1820m<sup>2</sup> with well, vegetable garden, ample parking

Chicken coup

Dovecote ;

Barn with floored attic offering the possibility of creating a gite. Possibility of parking 2 cars.

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Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## مشترك

4

غرف نوم:

2

الحمامات:

م 252

تشطيب قدم مربع:

م 82.1

حجم كبير:

## Room details

7

Total rooms:

Fitted kitchen

Indoor Features:

## Building details



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عدد الطوابق:

### Lease terms

Date Available:

### معلومة اضافية

Virtual tour URL:

<http://www.youtube.com/embed/tPFWp8-oF7I>

### Contact information

IMLIX ID:

IX5.836.144

