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€249950 - Beautiful 17th Century House For Sale with Park and Outbuildings

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:
https://tic-ruffec.com	موقع الكتروني:



تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: EUR 249,950

موقع
بلد: France
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine
مدينة: Ruffec
نشر: 15/01/2025
وصف:

Magnificent property with a 5-bedroom house dating from the 17th century and attics that could be converted. This somewhat 'timeless' property is not overlooked and is located in a small hamlet, at the end of a cul-de-sac, close to Ruffec. For nature lovers, this is an ideal location: superb walks galore, the Charente flowing nearby, rolling views, etc. A real little paradise! The electricity was renewed around 6 years ago and the window frames (redone more or less at the same time) are double-glazed, but the windows installed respect the style of the house (very rare!). Redecoration is required, but the house is ready to move into straight away.

A nugget to be discovered very quickly!

Ground floor

-Entrance hall (8m2): flagstone floor, exposed stonework

-Bedroom 1 (24m2): wooden floor, wood-burning stove



-Bedroom 2 (25m²): wooden floor, accessed through bedroom 1

-Lounge (25m²): wooden floor, fireplace

-Dining room (24m²): tiled floor, fireplace

-Basic kitchen (18m²): tiled floor, wood-burning stove

-Veranda (2m²)

-Bathroom (10m²): tiled floor, bath, WC with mains drainage, double washbasin, new hot water tank

-Pantry (9m²): wooden floor

1st floor

-Landing (5m²): wooden floor

-Bedroom 3 (26m²): wooden floor, wood-burning stove

-Bedroom 4 (15m²): wooden floor

-Corridor (4m²): wooden floor

-Bedroom 5 (14m²): wooden floor covered with lino

-Large room of 60m² ideal for an art studio or conversion to a Master Suite. Recent shower room of 6m² (lino, WC, washbasin, shower and heated towel rail) and another small 'old maid's room'.

-Convertible attic above part of the property

Outside

-Garden with parkland and adjoining land with building permission already granted

-50m² cellar under the house with outside access

-Pond

-Storerooms



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-Stone barn divided into 2 stables with first floor

-2 entrances for cars

-Hangar

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

مشارك
غرف نوم: 5
الحمامات: 2
تشطيب قدم مربع: 180 م
حجم كبير: 12.939 م

Room details

Total rooms: 8

Building details

عدد الطوابق: 2

Lease terms

Date Available:

Contact information

IX6.586.555

IMLIX ID:

