



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



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 380,781.82

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	19.06.2024

#### Beschreibung:

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

-----  
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;

-----  
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)

-----  
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.

-----  
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)

## **Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	252 m <sup>2</sup>
Grundstücksgröße:	1.82 m <sup>2</sup>

## **Zimmerdetails**

Zimmer insgesamt:	7
Innenausstattung:	Fitted kitchen



## **Gebäudedetails**

Anzahl Etagen: 3

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der virtuellen Tour: <http://www.youtube.com/embed/tPFWp8-oF7I>

## **Kontaktinformation**

IMLIX ID: IX5.836.144

