



## €149800 - Pretty 3 Bedroom House with Studio, Outbuildings and 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:	EUR 149,800

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	29.08.2024

#### Beschreibung:

This pretty house has been completely refurbished and optimised over the last 3 years with new insulation, a new electrical system and a brand new individual drainage system. Outside, part of the outbuildings has been converted into a studio flat to accommodate more guests; obviously, this little extra could be used for short-term rental; but the rest of the outbuildings offer other possibilities. The property is located in a small, quiet village with a bakery and restaurant, on the road between Sauze-Vaussais and Ruffec.

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#### MAIN HOUSE

##### Ground floor

-Entrance (4m<sup>2</sup>): tiled floor

-Living room (41m<sup>2</sup>): tiled and parquet flooring, fitted kitchen, wood-burning stove



-WC (1m<sup>2</sup>): tiled floor

-Laundry (4m<sup>2</sup>): tiled floor

1st floor

-Bathroom (7m<sup>2</sup>): lino, WC, washbasin, shower, bath, heated towel rail

-Landing (5m<sup>2</sup>): parquet flooring

-Dressing room (3m<sup>2</sup>): tiled floor

-Bedroom 1 (10m<sup>2</sup>): parquet flooring

-Bedroom 2 (11m<sup>2</sup>): parquet flooring

-Bedroom 3 (9m<sup>2</sup>): parquet flooring

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## STUDIO

-Living room (21m<sup>2</sup>): tiled floor and parquet flooring, fitted kitchen

-Shower room (3m<sup>2</sup>): tiled floor, shower, WC, washbasin, heated towel rail

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## OUTSIDE

-90m<sup>2</sup> barn with correct roof

-Enclosed courtyard and garden

-Cellar

-House to renovate

-Garage

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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)



## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	119 m <sup>2</sup>
Grundstücksgröße:	773 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen

## Gebäudedetails

Anzahl Etagen:	2
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <http://www.youtube.com/embed/v1eFyYaddYE>

## Kontaktinformation

IMLIX ID: IX6.050.975

