



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 380,781.82

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	19/06/2024

Περιγραφή:

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 (5m²): tiled floor

Fitted kitchen and dining room (46m²): "coeur de demoiselle", beautiful fireplace with a mezzanine / bedroom (28m²) with carpet/seagrass and WC (3m²) with linoleum and washbasin



Lounge (42m²): tiled floor, fireplace with wood-burning stove
Utility room (9m²): tiled floor, sink
WC (3m²): tiled floor, washbasin

First floor:

Landing (10m²): wooden floor ;
Bedroom (11m²): wooden floor;
Bedroom (28m²): wooden floor and en-suite shower room (8m²): linoleum, shower, WC and washbasin;
Bathroom (6m²): tiled floor, bath with shower, washbasin, WC;

2nd Floor :

Bedroom (42m²): carpet/seagrass, velux window
Bedroom (16m²): linoleum, velux window (accessed via the larger bedroom on this floor)

Outside:

Walled garden of 1820m² 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

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	252 τ.μ
Μέγεθος αυλής:	1.82 τ.μ

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen



Building details

Αριθμός ορόφων: 3

Lease terms

Date Available:

Επιπλέον πληροφορίες

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

Contact information

IMLIX ID: IX5.836.144

