



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

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	29/08/2024

Περιγραφή:

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.

MAIN HOUSE

Ground floor

-Entrance (4m²): tiled floor

-Living room (41m²): tiled and parquet flooring, fitted kitchen, wood-burning stove



-WC (1m2): tiled floor

-Laundry (4m2): tiled floor

1st floor

-Bathroom (7m2): lino, WC, washbasin, shower, bath, heated towel rail

-Landing (5m2): parquet flooring

-Dressing room (3m2): tiled floor

-Bedroom 1 (10m2): parquet flooring

-Bedroom 2 (11m2): parquet flooring

-Bedroom 3 (9m2): parquet flooring

STUDIO

-Living room (21m2): tiled floor and parquet flooring, fitted kitchen

-Shower room (3m2): tiled floor, shower, WC, washbasin, heated towel rail

OUTSIDE

-90m2 barn with correct roof

-Enclosed courtyard and garden

-Cellar

-House to renovate

-Garage

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:	119 τ.μ
Μέγεθος αυλής:	773 τ.μ

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <http://www.youtube.com/embed/v1eFyYaddYE>

Contact information

IMLIX ID: IX6.050.975

