



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



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 349,950

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	19/06/2024

Descripción:

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

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	252 m2
Tamaño del lote:	1.82 m2

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen



Building details

Número de plantas: 3

Lease terms

Date Available:

Información adicional

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

Contact information

IMLIX ID: IX5.836.144

