



€494000 - Beautiful 4 Bedroom House with over One Hectare of Land And Swimming Pool



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 494,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	03/10/2024

Descripción:

A superb property just 10 minutes from Ruffec, this village house is a real haven of peace with substantial grounds and its large heated swimming pool. Inside, there are 4 bedrooms, each with its own bathroom, gas central heating (underfloor heating on the ground floor and radiators on the upper floors), character mixed with modern comforts ... in short, you'll just have to put down your suitcases in this beautiful house and enjoy all that it has to offer immediately.

Ground floor

-Entrance hall (15m²): tiled floor

-Fitted kitchen (30m²): tiled floor, wood-burning stove

-Utility room / Preparation Room (25m²): tiled floor, sink, Above -Mezzanine/office (17m²), sea grass, additional 30m² attic space



-Utility room (8m²): tiled floor -WC (5m²): tiled floor, washbasin

-Dining room (20m²): tiled floor, exposed beams

-Living room (25m²): tiled floor, wood-burning stove, exposed stonework

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1st floor

-Landing (7m²): wooden floor

-Bedroom 1 (21m²) wooden floor with shower room (3m²): exposed stonework; tiled floor, WC, washbasin, shower

-Bedroom 2 (21m²) wooden floor with shower room (3m²): exposed stone walls; tiled floor, WC, washbasin, shower

-Bedroom 3 (42m²) wooden floor with Bathroom (12m²): exposed stonework; tiled floor, WC, washbasin, shower, bathtub

2nd floor

-Bedroom 4 (46m²) wooden floor, cupboard, with shower room: wooden floor, WC, washbasin, shower

-Attic (15m²)

Outside

-Terrace

-10 x 4 m automated, chlorinated swimming pool, heated by heat-exchange pump, with covered terrace, fibreglass cover and pool room

-Well

-Wood shed

-Stable (approx. 25m²)



-Hangar for 2 cars

-Enclosed grounds and plenty of room for anyone with horses

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	297 m2
Tamaño del lote:	19.742 m2

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Utility details

Heating:	Sí
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Building details

Outdoor Amenities:	Pool
Número de plantas:	3

Lease terms

Date Available:

Información adicional

Virtual tour URL: http://www.youtube.com/embed/Hri57kD_5kc

Contact information

IMLIX ID: IX6.150.863

