



## €249950 - Beautiful 17th Century House For Sale with Park and Outbuildings



### 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
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 249,950

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	17/12/2024

### Descripción:

Magnificent property with a 5-bedroom house dating from the 17th century and attics that could be converted. This somewhat 'timeless' property is not overlooked and is located in a small hamlet, at the end of a cul-de-sac, close to Ruffec. For nature lovers, this is an ideal location: superb walks galore, the Charente flowing nearby, rolling views, etc. A real little paradise! The electricity was renewed around 6 years ago and the window frames (redone more or less at the same time) are double-glazed, but the windows installed respect the style of the house (very rare!). Redecoration is required, but the house is ready to move into straight away.

A nugget to be discovered very quickly!

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### Ground floor

-Entrance hall (8m<sup>2</sup>): flagstone floor, exposed stonework

-Bedroom 1 (24m<sup>2</sup>): wooden floor, wood-burning stove



- Bedroom 2 (25m2): wooden floor, accessed through bedroom 1
- Lounge (25m2): wooden floor, fireplace
- Dining room (24m2): tiled floor, fireplace
- Basic kitchen (18m2): tiled floor, wood-burning stove
- Veranda (2m2)
- Bathroom (10m2): tiled floor, bath, WC with mains drainage, double washbasin, new hot water tank
- Pantry (9m2): wooden floor

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## 1st floor

- Landing (5m2): wooden floor
- Bedroom 3 (26m2): wooden floor, wood-burning stove
- Bedroom 4 (15m2): wooden floor
- Corridor (4m2): wooden floor
- Bedroom 5 (14m2): wooden floor covered with lino
- Large room of 60m2 ideal for an art studio or conversion to a Master Suite. Recent shower room of 6m2 (lino, WC, washbasin, shower and heated towel rail) and another small 'old maid's room'.
- Convertible attic above part of the property

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## Outside

- Garden with parkland and adjoining land with building permission already granted
- 50m2 cellar under the house with outside access
- Pond
- Storerooms



-Stone barn divided into 2 stables with first floor

-2 entrances for cars

-Hangar

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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)

## Común

Dormitorios:	5
Baños:	2
Pies cuadrados terminados:	180 m2
Tamaño del lote:	12.939 m2

## Room details

Total rooms:	8
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## Building details

Número de plantas:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.508.478

