



## €149800 - Pretty 3 Bedroom House with Studio, Outbuildings and Garden

### اطلاعات مشاور املاک

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Agence TIC Ruffec	نام شرکت:
France	کشور:
1985	Experience since:
Selling a Property	نوع خدمات:
Specialties:	
Apartments, Houses	Property Type:
+33 (545) 710-046	تلفن ثابت:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	وب سایت:



### توضیحات آگهی

فروش  
USD 164,535.63  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
تاریخ آگهی:  
توضیحات:  
France  
Nouvelle-Aquitaine  
Ruffec  
2024/08/29

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

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STUDIO

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

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

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OUTSIDE

-90m2 barn with correct roof

-Enclosed courtyard and garden

-Cellar

-House to renovate

-Garage

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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)

اطلاعات عمومی



4 اتاق خواب:  
2 اتاق خواب:  
119 متر فوت مربع تمام شده:  
773 متر زیر بنا:

### Room details

5 Total rooms:  
Fitted kitchen Indoor Features:

### Building details

2 تعداد طبقات:

### Lease terms

Date Available:

### اطلاعات تکمیلی

Virtual tour URL:

<http://www.youtube.com/embed/v1eFyYaddYE>

### Contact information

IX6.050.975

IMLIX ID:

