



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

### اطلاعات مشاور املاک

Christophe GUAY	نام:
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  
EUR 249,950  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
تاریخ آگهی:  
توضیحات:  
France  
Nouvelle-Aquitaine  
Ruffec  
2024/12/17

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!

### Ground floor

-Entrance hall (8m2): flagstone floor, exposed stonework

-Bedroom 1 (24m2): wooden floor, wood-burning stove



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-Bedroom 2 (25m<sup>2</sup>): wooden floor, accessed through bedroom 1

-Lounge (25m<sup>2</sup>): wooden floor, fireplace

-Dining room (24m<sup>2</sup>): tiled floor, fireplace

-Basic kitchen (18m<sup>2</sup>): tiled floor, wood-burning stove

-Veranda (2m<sup>2</sup>)

-Bathroom (10m<sup>2</sup>): tiled floor, bath, WC with mains drainage, double washbasin, new hot water tank

-Pantry (9m<sup>2</sup>): wooden floor

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1st floor

-Landing (5m<sup>2</sup>): wooden floor

-Bedroom 3 (26m<sup>2</sup>): wooden floor, wood-burning stove

-Bedroom 4 (15m<sup>2</sup>): wooden floor

-Corridor (4m<sup>2</sup>): wooden floor

-Bedroom 5 (14m<sup>2</sup>): wooden floor covered with lino

-Large room of 60m<sup>2</sup> ideal for an art studio or conversion to a Master Suite. Recent shower room of 6m<sup>2</sup> (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

-50m<sup>2</sup> cellar under the house with outside access

-Pond

-Storerooms



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

-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)

### اطلاعات عمومی

5 اتاق خواب:  
2 اتاق خواب:  
180 متر فوت مربع تمام شده:  
12.939 متر زیر بنا:

### Room details

8 Total rooms:

### Building details

2 تعداد طبقات:

### Lease terms

Date Available:

### Contact information

IX6.508.478

IMLIX ID:

