

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

# اطلاعات مشاور املاك

Christophe GUAY :ام

نام شرکت: Agence TIC Ruffec

France :کشور

1985 Experience

since:

نوع خدمات: Selling a Property

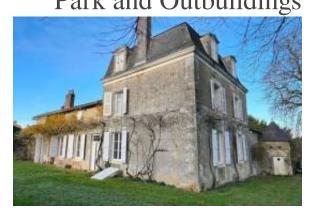
Specialties:

Apartments, Houses Property Type:

تلفن ثابت: 433 (545) 710-046

French Languages:

وب سایت: https://tic-ruffec.com



# لوضيحات آگهي

آگهی برای: فروش قیمت: USD 258,177.56

#### اطلاعات مكاني

 France
 Sample (Control of the property)

 Nouvelle-Aquitaine
 Ruffec

 Ruffec
 2025/01/15

 تاریخ آگهی:
 The property of the property

توضيحات:

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 (8m2): flagstone floor, exposed stonework

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

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



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

-Storerooms

# بازار املاک و مستغلات Mttps://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

طلاعات عمومي		
تاق خواب:	5	
تاق خواب:	2	
وت مربع تمام شده:	180 متر	
ير بنا:	12.939 متر	

2

IX6.586.555

Room details
8 Total rooms:

**Building details** تعداد طبقات:

Lease terms

Date Available:

**Contact information** 

IMLIX ID:

