



## €349950 - Gorgeous Farmhouse With Beautiful Living Space And Walled Garden



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 349,950

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	19/06/2024

#### Description:

This superb, tastefully renovated country property is situated in a magnificent setting. Comprising large living rooms, five bedrooms all set in a well-kept garden with several outbuildings not least a rare "Pigeonnier". The current owners have decided to keep the original features and add modern touches to create a warm and welcoming atmosphere. Ideal for a family. Good electrics, new roofs and in immaculate order.

With the hangar converted into a covered terrace, you can enjoy the fine weather with your loved ones.

This property is not far from Ruffec and its many shops and schools etc.

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In detail, it comprises on the ground floor:

Entrance (5m<sup>2</sup>): tiled floor

Fitted kitchen and dining room (46m<sup>2</sup>): "coeur de demoiselle", beautiful fireplace with a mezzanine / bedroom (28m<sup>2</sup>) with carpet/seagrass and WC (3m<sup>2</sup>) with linoleum and washbasin



Lounge (42m<sup>2</sup>): tiled floor, fireplace with wood-burning stove  
Utility room (9m<sup>2</sup>): tiled floor, sink  
WC (3m<sup>2</sup>): tiled floor, washbasin

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First floor:

Landing (10m<sup>2</sup>): wooden floor ;  
Bedroom (11m<sup>2</sup>): wooden floor;  
Bedroom (28m<sup>2</sup>): wooden floor and en-suite shower room (8m<sup>2</sup>): linoleum, shower, WC and washbasin;  
Bathroom (6m<sup>2</sup>): tiled floor, bath with shower, washbasin, WC;

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2nd Floor :

Bedroom (42m<sup>2</sup>): carpet/seagrass, velux window  
Bedroom (16m<sup>2</sup>): linoleum, velux window (accessed via the larger bedroom on this floor)

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Outside:

Walled garden of 1820m<sup>2</sup> with well, vegetable garden, ample parking

Chicken coup  
Dovecote ;  
Barn with floored attic offering the possibility of creating a gite. Possibility of parking 2 cars.

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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)

## Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	252 m <sup>2</sup>
Dimesions du lot:	1.82 m <sup>2</sup>

## Room details

Total rooms:	7
Indoor Features:	Fitted kitchen



## Building details

Nombre de pieds carrés: 3

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <http://www.youtube.com/embed/tPFWp8-oF7I>

## Contact information

IMLIX ID: IX5.836.144

