



## €196808 - Pretty House with Outbuildings



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 196,808

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	03/12/2024

#### Description:

Beautiful village house about 5 minutes from Ruffec. The property comprises a pretty old house with bright rooms, an old house to renovate and other outbuildings, all set in a pretty walled courtyard with electric gate and very private. All you have to do is put your suitcases down in the main house and you can imagine all kinds of projects thanks to the potential of the outbuildings.

#### ----- Ground floor

- Entrance vestibule: tiled floor
- Fitted and equipped kitchen (19.93m<sup>2</sup>): tiled floor
- Utility room (6.02m<sup>2</sup>): tiled floor
- Lounge/dining room (40.35m<sup>2</sup>): tiled floor
- Games room (17.53m<sup>2</sup>): parquet flooring



-WC (1.16m<sup>2</sup>): tiled floor

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1st floor

-Landing (14.39m<sup>2</sup>): lino

-Bedroom 1 (6.99m<sup>2</sup>): laminate

-Bedroom 2 (12.15m<sup>2</sup>): laminate

-Bedroom 3 (5.72m<sup>2</sup>): laminate

-WC (0.63m<sup>2</sup>) : lino

-Bathroom (7.9m<sup>2</sup>) : laminate

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Outside

-Garden/Courtyard

-Terrace with pergola

-Small house to renovate

-Carport for 2 cars

-Barn

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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:	3
Salle de bains:	1
Pied carré fini:	132 m <sup>2</sup>
Dimesions du lot:	891 m <sup>2</sup>

## Room details

Total rooms:	5
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## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.443.368

