



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 380,781.82

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	19/06/2024

Descrizione:

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.

In detail, it comprises on the ground floor:

Entrance (5m²): tiled floor

Fitted kitchen and dining room (46m²): "coeur de demoiselle", beautiful fireplace with a mezzanine / bedroom (28m²) with carpet/seagrass and WC (3m²) with linoleum and washbasin



Lounge (42m2): tiled floor, fireplace with wood-burning stove
Utility room (9m2): tiled floor, sink
WC (3m2): tiled floor, washbasin

First floor:

Landing (10m2): wooden floor ;
Bedroom (11m2): wooden floor;
Bedroom (28m2): wooden floor and en-suite shower room (8m2): linoleum, shower, WC and washbasin;
Bathroom (6m2): tiled floor, bath with shower, washbasin, WC;

2nd Floor :

Bedroom (42m2): carpet/seagrass, velux window
Bedroom (16m2): linoleum, velux window (accessed via the larger bedroom on this floor)

Outside:

Walled garden of 1820m2 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.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	252 mq
Dimensione del lotto:	1.82 mq

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen



Building details

Numero di piani: 3

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX5.836.144

