



€149800 - Pretty 3 Bedroom House with Studio, Outbuildings and 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 165,648

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Publicato:	29/08/2024

Descrizione:

This pretty house has been completely refurbished and optimised over the last 3 years with new insulation, a new electrical system and a brand new individual drainage system. Outside, part of the outbuildings has been converted into a studio flat to accommodate more guests; obviously, this little extra could be used for short-term rental; but the rest of the outbuildings offer other possibilities. The property is located in a small, quiet village with a bakery and restaurant, on the road between Sauze-Vaussais and Ruffec.

MAIN HOUSE

Ground floor

-Entrance (4m²): tiled floor

-Living room (41m²): tiled and parquet flooring, fitted kitchen, wood-burning stove



-WC (1m²): tiled floor

-Laundry (4m²): tiled floor

1st floor

-Bathroom (7m²): lino, WC, washbasin, shower, bath, heated towel rail

-Landing (5m²): parquet flooring

-Dressing room (3m²): tiled floor

-Bedroom 1 (10m²): parquet flooring

-Bedroom 2 (11m²): parquet flooring

-Bedroom 3 (9m²): parquet flooring

STUDIO

-Living room (21m²): tiled floor and parquet flooring, fitted kitchen

-Shower room (3m²): tiled floor, shower, WC, washbasin, heated towel rail

OUTSIDE

-90m² barn with correct roof

-Enclosed courtyard and garden

-Cellar

-House to renovate

-Garage

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:	119 mq
Dimensione del lotto:	773 mq

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
------------------	---

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <http://www.youtube.com/embed/v1eFyYaddYE>

Contact information

IMLIX ID: IX6.050.975

