



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 149,800

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	29-08-2024

Omschrijving:

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

Algemeen



Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	119 m ²
Lot Afmeting:	773 m ²

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	http://www.youtube.com/embed/v1eFyYaddYE
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Contact information

IMLIX ID:	IX6.050.975
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