



## €449000 - Magnificent 8 Bedroom Townhouse In Ruffec With Heated Swimming Pool



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 510,303.02

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	05-04-2025
Omschrijving:	

A magnificent 8-bedroom townhouse in Ruffec dating back to the 1850's with an independent guest annexe (to refresh), a private walled garden and a luxurious 11m x 4m heated swimming pool. Vast living space with high ceilings and in addition to the 8 bedrooms (2 of which need refreshing) there is a top floor art studio. The rarity for this town centre property is that the is not attached and the garden is not overlooked. The roof and the electrical installation have been renewed and the property benefits from town gas central heating, recent double glazing and is connected to mains drainage. On top of that there is a large garage with space for parking 2 cars. The property could be sold partly furnished for those interested.

### MAIN HOUSE:

#### Ground Floor:

Entrance 16m2 Tiled floor  
Fitted Kitchen/Dining Room 30m2 Laminate flooring, exposed stone  
Living Room 34m2 Laminate flooring, fireplace, exposed stone



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Hall 4m2 Tiled floor  
WC 1.5m2 Tiled floor  
Laundry Room 3m2 Tiled floor, sink  
Hall 14m2 Tiled floor, access to the wine cellar via the stone stairs and access to the courtyard  
Boiler Room  
Bedroom 23m2 Laminate flooring, French window onto the courtyard, closet and with its en suite  
bathroom 6m2 tiled floor, sink, WC, shower

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## UPSTAIRS:

Landing 22m2 Wooden floor  
Bedroom 28m2 wooden floor with its en suite bathroom 6.5m2 Tiled floor, shower, 2 sinks  
Bedroom 11m2 Wooden floor  
Bathroom Bathroom 9m2 Tiled floor, bathtub, bidet, sink, cupboard  
Bedroom 19m2 Parquet floor, exposed stone, closet  
WC 2m2 Lino  
Bedroom to be finished 12m2 Parquet flooring  
Bedroom to be finished 14m2 Parquet flooring  
Bathroom 1.5m2 Tiled floor, shower, sink

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## SECOND FLOOR:

Landing 4m2 Parquet flooring  
Large Art Studio 48m2 Parquet flooring, exposed stone, beams (unheated)  
WC 2m2 Tiled floor  
Bedroom 28m2 Parquet floor with its 6m2 office  
Bedroom 24m2 Laminate flooring with its 3m2 Dressing room and its 7m2 Shower Room Tiled floor, shower, sink, bidet, also accessible from the WC.

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## INDEPENDENT ANNEX (which can be connected to the main house):

Ground floor:  
Entrance and former boiler room.

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## UPSTAIRS:

Former kitchen (15m2), WC (1m2), shower room (3m2), and large room (37m2). Above, a mezzanine



and a room.

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## EXTERIOR:

A pretty paved courtyard lit with spotlights at night leading to the walled garden, not overlooked, with small storage outbuildings and a heated swimming pool (11m x 4m2). Garage attached to the house.

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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)

Gebouwd: 1850

### Algemeen

Slaapkamers:	8
Badkamers:	4
Afgewerkte vierkante meter:	455 m <sup>2</sup>
Lot Afmeting:	1.053 m <sup>2</sup>

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Ja
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### Building details

Outdoor Amenities:	Pool
Aantal verdiepingen:	3

### Rental details

Furnished:	Ja
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### Lease terms

Date Available:

### Additionele informatie

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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### Contact information

IMLIX ID:	IX6.785.753
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# IMLIX

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<https://www.imlix.com/nl/>

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