



€82795 - 1 Bedroomed Cottage With A Large Garden And Woodland



Agent Info

Name: Christophe GUAY
Company: Agence TIC Ruffec
Name:
Country: France
Experience since: 1985
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone: +33 (545) 710-046
Languages: French
Website: <https://tic-ruffec.com>

Listing details

Property for: Sale
Price: USD 90,876.2

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Ruffec
Posted: Aug 29, 2024

Description:

Ideal holiday home! Cute 1 bedroomed cottage with a pretty garden at the front, land at the back including some woodland, and an outbuilding for storage or a potential extension of the property.

The property is situated in a small hamlet approximately 5 minutes by car from the local village which has all basic amenities, including bars, restaurants and a school, and is around 10 minutes away from a wider choice of commerce and a train station in Ruffec.

In detail it comprises :-

Ground floor :-

Kitchen (23m²) Tiled floor

Shower room (5m²) Shower, wc and handbasin

Lounge (22m²) Tiled floor and mezzanine above.



Vaulted cellar (under the kitchen floor)

Upstairs :-

Mezzanine bedroom (11.5m2)

Outside :-

Pretty garden to the front and garden to the rear with some woodland

Attached outbuilding (15m2)

(Note : New electricity and water meters will be required which will be at the expense of the purchaser, the existing supplies currently coming from the vendor's own property which is nearby)

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

Built: 1851

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	62 sq m
Lot Size:	3700 sq m

Room details

Total rooms:	3
--------------	---

Building details

Number of Floors:	2
-------------------	---

Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.050.972
-----------	-------------



IMLIX

IMLIX Real Estate Marketplace

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

