



€494000 - Beautiful 4 Bedroom House with over One Hectare of Land And Swimming Pool



Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 531,811.88

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
Adicionado:	03/10/2024

Informação adicional:

A superb property just 10 minutes from Ruffec, this village house is a real haven of peace with substantial grounds and its large heated swimming pool. Inside, there are 4 bedrooms, each with its own bathroom, gas central heating (underfloor heating on the ground floor and radiators on the upper floors), character mixed with modern comforts ... in short, you'll just have to put down your suitcases in this beautiful house and enjoy all that it has to offer immediately.

Ground floor

-Entrance hall (15m²): tiled floor

-Fitted kitchen (30m²): tiled floor, wood-burning stove

-Utility room / Preparation Room (25m²): tiled floor, sink, Above -Mezzanine/office (17m²), sea grass, additional 30m² attic space



-Utility room (8m²): tiled floor -WC (5m²): tiled floor, washbasin

-Dining room (20m²): tiled floor, exposed beams

-Living room (25m²): tiled floor, wood-burning stove, exposed stonework

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1st floor

-Landing (7m²): wooden floor

-Bedroom 1 (21m²) wooden floor with shower room (3m²): exposed stonework; tiled floor, WC, washbasin, shower

-Bedroom 2 (21m²) wooden floor with shower room (3m²): exposed stone walls; tiled floor, WC, washbasin, shower

-Bedroom 3 (42m²) wooden floor with Bathroom (12m²): exposed stonework; tiled floor, WC, washbasin, shower, bathtub

2nd floor

-Bedroom 4 (46m²) wooden floor, cupboard, with shower room: wooden floor, WC, washbasin, shower

-Attic (15m²)

Outside

-Terrace

-10 x 4 m automated, chlorinated swimming pool, heated by heat-exchange pump, with covered terrace, fibreglass cover and pool room

-Well

-Wood shed

-Stable (approx. 25m²)



-Hangar for 2 cars

-Enclosed grounds and plenty of room for anyone with horses

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

Comum

Quartos de dormir:	4
Banheiro:	4
Pés quadrados acabados:	297 m ²
Tamanho do lote:	19.742 m ²

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Utility details

Heating:	Sim
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Building details

Outdoor Amenities:	Pool
Número de pisos:	3

Lease terms

Date Available:

Informação adicional

Virtual tour URL:	http://www.youtube.com/embed/Hri57kD_5kc
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Contact information

IMLIX ID:	IX6.150.863
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