



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



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 165,648

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	29.08.2024

#### Описание:

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 (4m<sup>2</sup>): tiled floor
- Living room (41m<sup>2</sup>): tiled and parquet flooring, fitted kitchen, wood-burning stove
- WC (1m<sup>2</sup>): tiled floor



-Laundry (4m<sup>2</sup>): tiled floor

1st floor

-Bathroom (7m<sup>2</sup>): lino, WC, washbasin, shower, bath, heated towel rail

-Landing (5m<sup>2</sup>): parquet flooring

-Dressing room (3m<sup>2</sup>): tiled floor

-Bedroom 1 (10m<sup>2</sup>): parquet flooring

-Bedroom 2 (11m<sup>2</sup>): parquet flooring

-Bedroom 3 (9m<sup>2</sup>): parquet flooring

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## STUDIO

-Living room (21m<sup>2</sup>): tiled floor and parquet flooring, fitted kitchen

-Shower room (3m<sup>2</sup>): tiled floor, shower, WC, washbasin, heated towel rail

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## OUTSIDE

-90m<sup>2</sup> barn with correct roof

-Enclosed courtyard and garden

-Cellar

-House to renovate

-Garage

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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)

## Общие



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Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	119 кв м
Площадь участка:	773 кв м

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

### Building details

Количество этажей:	2
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### Lease terms

Date Available:

### Дополнительная информация

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

### Contact information

IMLIX ID: IX6.050.975

