



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



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
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 526,209.38

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	03.10.2024

Описание:

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

Общие

Спальни:	4
Ванные комнаты:	4
Готовые кв.м.:	297 кв м
Площадь участка:	19.742 кв м

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
Количество этажей:	3

Lease terms

Date Available:

Дополнительная информация

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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