



## €249950 - Beautiful 17th Century House For Sale with Park and Outbuildings



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

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 249,950

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	17.12.2024

#### Описание:

Magnificent property with a 5-bedroom house dating from the 17th century and attics that could be converted. This somewhat 'timeless' property is not overlooked and is located in a small hamlet, at the end of a cul-de-sac, close to Ruffec. For nature lovers, this is an ideal location: superb walks galore, the Charente flowing nearby, rolling views, etc. A real little paradise! The electricity was renewed around 6 years ago and the window frames (redone more or less at the same time) are double-glazed, but the windows installed respect the style of the house (very rare!). Redecoration is required, but the house is ready to move into straight away.

A nugget to be discovered very quickly!

-----

#### Ground floor

-Entrance hall (8m<sup>2</sup>): flagstone floor, exposed stonework

-Bedroom 1 (24m<sup>2</sup>): wooden floor, wood-burning stove



- Bedroom 2 (25m<sup>2</sup>): wooden floor, accessed through bedroom 1
- Lounge (25m<sup>2</sup>): wooden floor, fireplace
- Dining room (24m<sup>2</sup>): tiled floor, fireplace
- Basic kitchen (18m<sup>2</sup>): tiled floor, wood-burning stove
- Veranda (2m<sup>2</sup>)
- Bathroom (10m<sup>2</sup>): tiled floor, bath, WC with mains drainage, double washbasin, new hot water tank
- Pantry (9m<sup>2</sup>): wooden floor

-----

## 1st floor

- Landing (5m<sup>2</sup>): wooden floor
- Bedroom 3 (26m<sup>2</sup>): wooden floor, wood-burning stove
- Bedroom 4 (15m<sup>2</sup>): wooden floor
- Corridor (4m<sup>2</sup>): wooden floor
- Bedroom 5 (14m<sup>2</sup>): wooden floor covered with lino
- Large room of 60m<sup>2</sup> ideal for an art studio or conversion to a Master Suite. Recent shower room of 6m<sup>2</sup> (lino, WC, washbasin, shower and heated towel rail) and another small 'old maid's room'.
- Convertible attic above part of the property

-----

## Outside

- Garden with parkland and adjoining land with building permission already granted
- 50m<sup>2</sup> cellar under the house with outside access
- Pond
- Storerooms



-Stone barn divided into 2 stables with first floor

-2 entrances for cars

-Hangar

-----

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

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	180 кв м
Площадь участка:	12.939 кв м

## Room details

Total rooms:	8
--------------	---

## Building details

Количество этажей:	2
--------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.508.478

