



€449000 - Magnificent 8 Bedroom Townhouse In Ruffec With Heated 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 510,303.02

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	05.04.2025

Описание:

A magnificent 8-bedroom townhouse in Ruffec dating back to the 1850's with an independent guest annexe (to refresh), a private walled garden and a luxurious 11m x 4m heated swimming pool. Vast living space with high ceilings and in addition to the 8 bedrooms (2 of which need refreshing) there is a top floor art studio. The rarity for this town centre property is that the is not attached and the garden is not overlooked. The roof and the electrical installation have been renewed and the property benefits from town gas central heating, recent double glazing and is connected to mains drainage. On top of that there is a large garage with space for parking 2 cars. The property could be sold partly furnished for those interested.

MAIN HOUSE:

Ground Floor:

Entrance 16m² Tiled floor

Fitted Kitchen/Dining Room 30m² Laminate flooring, exposed stone

Living Room 34m² Laminate flooring, fireplace, exposed stone



Hall 4m2 Tiled floor
WC 1.5m2 Tiled floor
Laundry Room 3m2 Tiled floor, sink
Hall 14m2 Tiled floor, access to the wine cellar via the stone stairs and access to the courtyard
Boiler Room
Bedroom 23m2 Laminate flooring, French window onto the courtyard, closet and with its en suite
bathroom 6m2 tiled floor, sink, WC, shower

UPSTAIRS:

Landing 22m2 Wooden floor
Bedroom 28m2 wooden floor with its en suite bathroom 6.5m2 Tiled floor, shower, 2 sinks
Bedroom 11m2 Wooden floor
Bathroom Bathroom 9m2 Tiled floor, bathtub, bidet, sink, cupboard
Bedroom 19m2 Parquet floor, exposed stone, closet
WC 2m2 Lino
Bedroom to be finished 12m2 Parquet flooring
Bedroom to be finished 14m2 Parquet flooring
Bathroom 1.5m2 Tiled floor, shower, sink

SECOND FLOOR:

Landing 4m2 Parquet flooring
Large Art Studio 48m2 Parquet flooring, exposed stone, beams (unheated)
WC 2m2 Tiled floor
Bedroom 28m2 Parquet floor with its 6m2 office
Bedroom 24m2 Laminate flooring with its 3m2 Dressing room and its 7m2 Shower Room Tiled floor, shower, sink, bidet, also accessible from the WC.

INDEPENDENT ANNEX (which can be connected to the main house):

Ground floor:
Entrance and former boiler room.

UPSTAIRS:

Former kitchen (15m2), WC (1m2), shower room (3m2), and large room (37m2). Above, a mezzanine



and a room.

EXTERIOR:

A pretty paved courtyard lit with spotlights at night leading to the walled garden, not overlooked, with small storage outbuildings and a heated swimming pool (11m x 4m2). Garage attached to the house.

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

Построен: 1850

Общие

Спальни:	8
Ванные комнаты:	4
Готовые кв.м.:	455 кв м
Площадь участка:	1.053 кв м

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
Количество этажей:	3

Rental details

Furnished:	да
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Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.785.753
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