



€223400 - Charming Spacious House Near Ruffec With Outbuildings



Информация об агенте

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| 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

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|---------------|----------------|
| Недвижимость: | На продажу |
| Цена: | USD 254,329.17 |

Местоположение

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| Страна: | Франция |
| Область: | Nouvelle-Aquitaine |
| Город: | Ruffec |
| Добавлено: | 22.04.2025 |

Описание:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone.

The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m2 — ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m2 Tiled floor

Fitted Kitchen / Dining Room 40m2 Hardwood flooring, wood stove, oak beams

Living Room 20m2 Hardwood flooring, wood stove

Living Room 20m2 Hardwood flooring



WC 1m2 Tiled floor

UPSTAIRS:

Landing 8m2 Hardwood flooring

Master Bedroom 28m2 Hardwood flooring, beams and Shower Room 7m2 Tiled floor, shower, sink, toilet, cupboard

Bedroom 17m2 Hardwood flooring

Bedroom 16m2 Hardwood flooring

Bedroom 10m2 Hardwood flooring

Bathroom 7m2 Hardwood flooring, bathtub, sink, toilet, shower

EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern

Front courtyard, front and rear gardens

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: | 2 |
| Готовые кв.м.: | 187 кв м |
| Площадь участка: | 4.255 кв м |

Room details

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| Total rooms: | 6 |
| Indoor Features: | Fitted kitchen |

Building details

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| Количество этажей: | 2 |
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Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Contact information

IMLIX ID:

IX6.828.615

