

Nice detached traditional stone house near amenities.



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	1053 m2

IN BRIEF

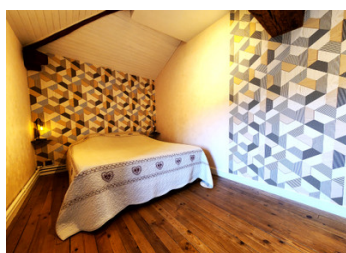
Welcome to this charming property ideally located just 2 minutes from the centre of Ruffec, offering easy access to all the amenities of the town. Upon your arrival, you will be impressed by the electric gate and alarm system that ensure your safety and peace of mind. Let yourself be enchanted by the beautiful fenced garden including a bread oven, a true haven of peace where it is pleasant to relax.

As soon as you step inside, a serene atmosphere envelops you. The large kitchen of 30m² and the 35m² living room, adorned with a fireplace, offer you a friendly and warm space to entertain your guests or relax with your family. Upstairs, three beautiful bedrooms await you along with a bathroom, perfectly appointed with taste and attention to detail.

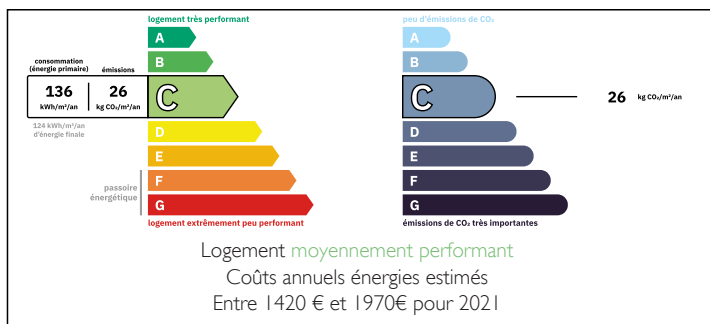
This house exudes charm and comfort, where every element has...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This house comprises:

- Entrance hall: 8,70m².
- A kitchen: 30m
- A living room with functional fireplace: 33m²
- wc: 2m²

ON THE FIRST FLOOR

- A landing: 9,40m²
- wc: 1,63m²
- Bedroom1: 10,16m²
- corridor: 3,6m²
- study: 5,30m²
- Bathroom: 7,70m²
- Corridor: 5m²
- Bedroom2: 9,35m²
- Bedroom3: 15m²
- Dressing room: 2,60m²

OUTSIDE

- Outbuilding with bread oven and covered terrace: 20m
- Cellar: 20m
- Car park
- Room to renovate: 31m
- Workshop: 50m
- Enclosed garden with trees.
- Electric gate

Gas boiler in good working order, low consumption

New roof and insulation in attic and walls

Mains drainage

Property tax 1800€.

Working fireplace.

Alarm

A beautiful house with character 2 minutes from the centre of Ruffec in a very quiet area.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>