

Three-bedroom house with garage, land, horse stalls, and riding arena.



INFORMATION

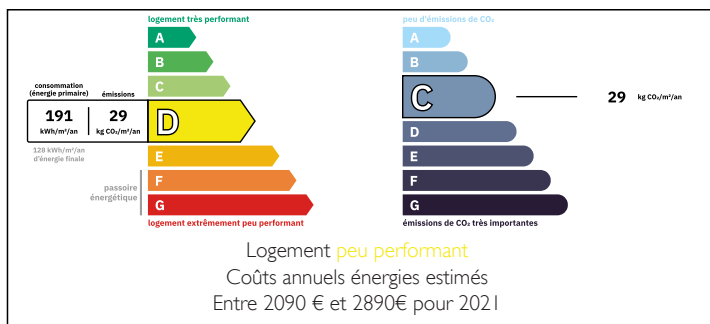
Town:	Ruelle-sur-Touvre
Department:	Charente
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	19314 m2

IN BRIEF

Renovated and extended character home with spacious living areas, 3 bedrooms, large plot, close to shops.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	1700 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Just outside Ruelle, you take a charming country road that leads you to a delightful, fully renovated old house, updated in 2009. The property offers ample parking space, and you can also shelter your vehicle in the large 35 m² garage.

You enter through the basement into a spacious 10 m² entrance hall, which provides access to a 22 m² utility room.

On the upper level of the original part of the house, you'll find a large 36 m² living room with an open-plan kitchen, a 14 m² master bedroom with walk-in closet, a 6 m² shower room, and a separate toilet (1.8 m²).

In the renovated section, there's a generous 44 m² lounge with a beautiful mezzanine (13.8 m² under the Carrez law), which opens directly onto a south-facing 30 m² terrace. This part of the house also includes two bedrooms measuring 12.3 m² and 11.3 m².

This move-in ready home sits on nearly 2 hectares of beautiful land — an ideal setting for horse lovers. In addition to a shelter with two stalls and a large riding arena, you'll enjoy direct access to nearby trails, perfect for leisurely rides right from your doorstep.

Don't miss the opportunity to visit this rare gem in the region!

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