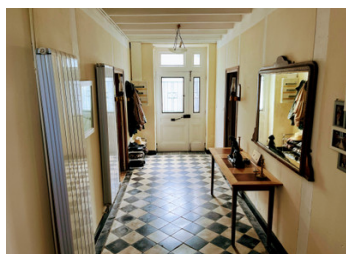


Pretty 4 bedroom detached cottage with outbuildings and land, in a hamlet close to the market town of Ruffec.



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	4255 m2

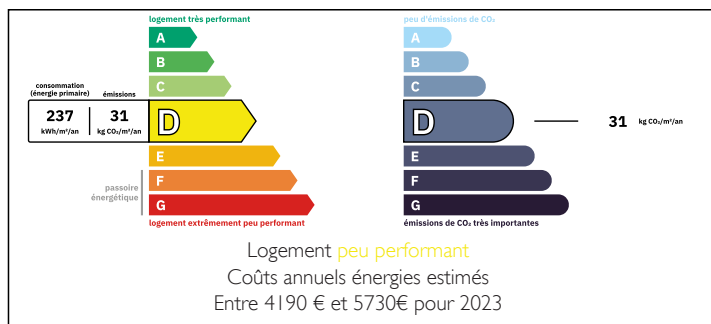
IN BRIEF

Located just 5 minutes from the lovely market town of Ruffec with its amenities and its train station with connections to Paris and Bordeaux, this pretty Charentaise house of 187m² comprises a central hallway leading on to a great-sized kitchen/diner with central island and a wood-burner, a lounge with a wood-burner, a dining room and a downstairs WC.

The sweeping staircase leads to a landing, the large master bedroom with its en-suite shower room, the family bathroom and 3 other good-sized bedrooms too.

Attached to the main house is a laundry room, a large barn and an open hangar whilst opposite is a workshop, garage and bread oven - so there is plenty of scope for further accommodation if required (subject to planning permission). The mature plot of just under an acre includes a front courtyard providing plenty...

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.



DESCRIPTION

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LOCAL TAXES

Taxe foncière: **916 EUR**

NOTES

GROUND FLOOR

Entrance : 13m²
Kitchen : 42m²
Living Room : 20m²
Dining Room : 20m²
WC : 1m²

FIRST FLOOR

Landing : 6,5m²
Bedroom 1 : 28m²
Shower Room : 7,5m²
Bedroom 2 : 15m²
Bedroom 3 : 16m²
Bedroom 4 : 11m²
Bathroom : 6,5m²

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