

Beautiful detached stone property with heated swimming pool - close to Ruffec

EXCLUSIVE



INFORMATION

Town:	Villefagnan
Department:	Charente
Bed:	3
Bath:	4
Floor:	135 m2
Plot Size:	1342 m2

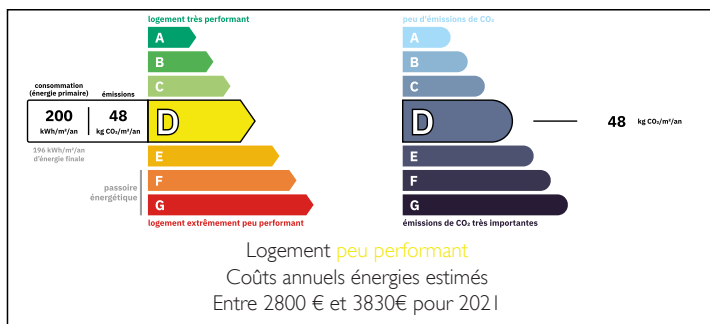
IN BRIEF

This beautiful property is a rare find! Set in a great country location and yet only 5 minutes from amenities in Villefagnan and ten minutes from the pretty market town of Ruffec, this pretty stone property has a lovely garden and amazing 8x4m heated swimming pool.

Full of character and charm, this gorgeous property has exposed beams and stonework, and pretty fireplaces with woodburning stoves. There is also a great feeling of space with large light filled rooms, and a double height living room too.

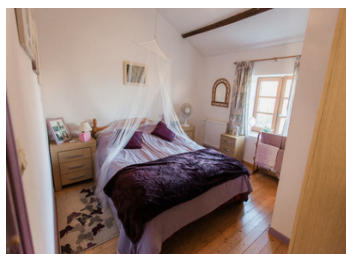
So if you're looking for the perfect holiday home or indeed a great-sized family home within striking distance of amenities then this property could be the one for you - early viewing highly recommended.

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: 1750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This lovely stone property is located just 5 minutes from Villefagnan, which has lots of amenities including épicerie, restaurants, pharmacy and post office. The larger market town of Ruffec is only 10 minutes away, where there are further amenities and fast train links to Paris and Bordeaux.

The property itself is comprised of a large L-shaped open-plan kitchen/diner with patio doors opening onto the front courtyard and also to the rear garden. There is also a large living room with woodburner with patio doors to the rear garden and a mezzanine above. To complete the downstairs accommodation, there is also a shower room and laundry room.

On the first floor, the mezzanine offers space for an extra seating or office area. There are also two double bedrooms (one with ensuite shower and sink, and one with ensuite shower, sink and WC) as well as the family bathroom and two further rooms currently being used as single bedrooms.

Set on an overall plot size of 1342m² - the property is accessed via gates to the front that lead to a courtyard and parking area. There is a storeroom, a bread oven and a pool pump house attached to the house.

The rear garden includes a terrace and pergola and the 8x4m swimming pool (heated by heat exchanger). There is also further hard-standing parking area accessed via a second set of gates into the rear garden.

GROUND FLOOR :

Kitchen / Dining...