

Great value property with garages and large garden - walking distance from Ruffec town centre



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	1115 m2



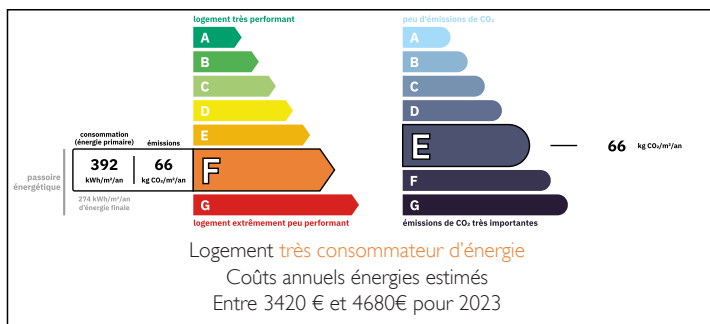
IN BRIEF

Set just a short walk away from all the amenities of Ruffec including the market, bars, restaurants, supermarkets and train station with connections to Paris and Bordeaux, this modern property needs refreshment but offers great value for money.

The majority of the living accommodation is on the first floor with a lounge, kitchen, 2 bedrooms, a shower room, WC and a large conservatory stretching across the rear of the property offering lovely views over the garden. The ground floor is mainly for storage with a garage, workshop and storeroom but there is also a large reception room across the rear of the house for use as a summer kitchen / garden room.

Attached to the house is a second garage. There is a garden to the front and a large garden to the rear with mature trees and a...

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 habitation: EUR

NOTES

DESCRIPTION

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Attached to the house is a second garage. There is a garden to the front and a large garden to the rear with mature trees and a shed too.

The house consists of :

First floor :

Entrance hall (6m²)

Lounge (16m²) with patio doors on to a small balcony

Kitchen (7m²)

Bedroom 1 (12m²)

Bedroom 2 (9m²)

Shower room (4m²)

WC (1m²)

Conservatory / veranda (33m²) with views over the garden

Ground floor :

Summer kitchen (33m²) with door onto the garden

Garage (31m²)

Storeroom (10m²)

Workshop (9m²)

WC (1m²)

Outbuildings :

Garage 2 (14m²)