

Amazing price for this detached, 3-bed stone property with large garden close to Ruffec



## INFORMATION

Town:	Villefagnan
Department:	Charente
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	1893 m2

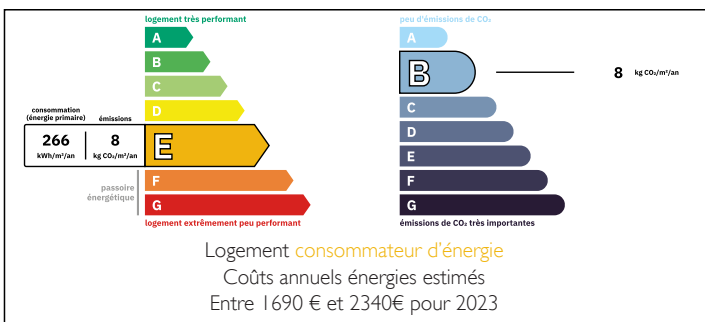


## IN BRIEF

Situated in a hamlet not far from the towns of Villefagnan and Ruffec, this pretty, 3-bed stone property is habitable straight away and offers further potential for extension. The property sits on grounds of 1893m<sup>2</sup> and has the added advantage of a separate cottage and barn to renovate situated next door to the main house.

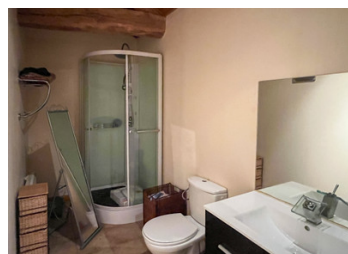
On the ground floor the property consists of a stunning 42m<sup>2</sup> kitchen / lounge / diner with a 11kw wood burning stove, a grand entrance hall with stairs to the first floor and a door leading to a downstairs WC, utility area and access to the barn. Upstairs a landing leads to a lovely master suite with double bedroom, dressing room and en-suite shower room, two further bedrooms, a shower room and an attic that could provide further bedrooms if required. The attached barn...

## 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

Situated in a hamlet not far from the towns of Villefagnan and Ruffec, this pretty, 3-bed stone property is habitable straight away and offers further potential for extension. The property sits on grounds of 1893m<sup>2</sup> and has the added advantage of a separate cottage and barn to renovate situated next door to the main house.

On the ground floor the property consists of a stunning 42m<sup>2</sup> kitchen / lounge / diner with a 11kw wood burning stove, a grand entrance hall with stairs to the first floor and a door leading to a downstairs WC, utility area and access to the barn. Upstairs a landing leads to a lovely master suite with double bedroom, dressing room and en-suite shower room, two further bedrooms, a shower room and an attic that could provide further bedrooms if required. The attached barn could easily be extended into (with the right permission) or could also be turned into independent guest accommodation.

Dimensions :

Ground Floor :

Entrance Hall : 11m<sup>2</sup>

Kitchen / Lounge / Diner : 42m<sup>2</sup>

WC / Laundry Room : 4m<sup>2</sup>

Barn 1 : 32m<sup>2</sup>

Barn 2 : 35m<sup>2</sup>

First Floor :

Landing : 6m<sup>2</sup>

Master Bedroom : 18m<sup>2</sup> with en-suite shower room and dressing room : 8m<sup>2</sup>

Bedroom 2 : 16m<sup>2</sup>

Bedroom 3 : 12m<sup>2</sup>

Shower room : 6m<sup>2</sup>

Attic : 15m<sup>2</sup>

House and barn to renovate : 134m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES