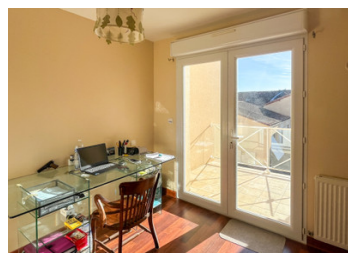


Beautifully presented 3-bed modern property with courtyard - right in the centre of Ruffec



## INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	130 m2

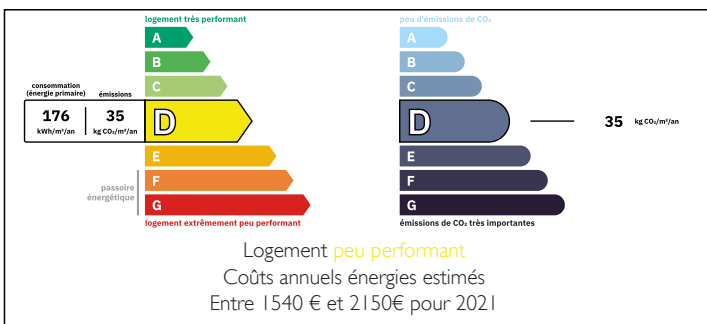


## IN BRIEF

Set in a high-quality 2005 development of properties just a short walk from the town-centre of Ruffec, this well-presented 3-bed house can be moved-into straight away. Perfect as an easy lock-up and leave holiday home, yet large enough to be a good-sized family home or rental investment, the property enjoys its own private, walled courtyard as well as having the added benefits of a large double garage with electric doors, a front courtyard and a sun-trap balcony too.

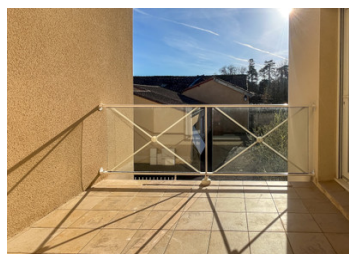
Inside, an entrance hall with WC opens up to the lovely, light-filled L-shaped kitchen / lounge / diner with a good-sized equipped kitchen with a breakfast bar, glazed doors onto the courtyard from both the kitchen area and the lounge and another set of patio doors onto the front terrace. A handy laundry room with direct access into the double garage...

## 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

If you're looking for a ready-to-move into modern property with no work to do and with amenities on your doorstep - this could be the perfect property for you. Set on a quiet development with the nearest bakery just a 2 minute walk away and the central square of Ruffec with its markets, shops, bars and restaurants just 5 mins away on foot, this property really couldn't be better positioned. Ruffec's train station (with connections to Poitiers, Paris, Angoulême and Bordeaux) can equally be reached on foot.

### Property Details :

A pedestrian gate leads to a fenced front courtyard with olive tree and a pathway to the front door.

Entrance Hall : 3m<sup>2</sup> with built-in storage  
WC

Laundry Room : 4m<sup>2</sup> with door through to the garage

Kitchen / Lounge / diner : 44m<sup>2</sup> with equipped kitchen, breakfast bar and large lounge/diner area. Glazed doors to the front and rear courtyards. Staircase to the first floor.

### First Floor :

Landing : 4m<sup>2</sup>

Master bedroom : 14m<sup>2</sup> with double aspect floor to ceiling sliding window, plus a glazed door onto the balcony.

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

Bedroom 2 : 14m<sup>2</sup>

Bedroom 3 / Study : 8m<sup>2</sup> with glazed door onto the balcony

Bathroom : 6m<sup>2</sup> with bath and shower

WC : 2m<sup>2</sup>

Double garage : 30m<sup>2</sup> with electric garage doors and water softener.

Town gas central-heating

Mains Drainage.

## LOCAL TAXES

Taxe foncière: **1786 EUR**

Taxe habitation: **EUR**

## NOTES