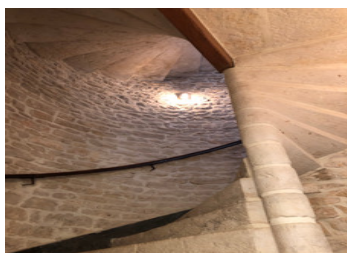


Magnificent 4-bed logis with a large garden - perfectly situated close to Ruffec and Verteuil.



## INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	3200 m2

## IN BRIEF

Exquisite Stone 'Logis': Period Elegance Meets High-End Modern Luxury.

Perfect blend of historic French "art de vivre" and contemporary sophistication. This stunning, fully renovated Logis offers a rare level of finish. Enclosed within private stone walls, this home is a peaceful sanctuary designed for those who appreciate architectural character without compromising on modern comfort.

### The Highlights

Living Space: 4 Bedrooms / 2 Bathrooms (inc. ground floor)

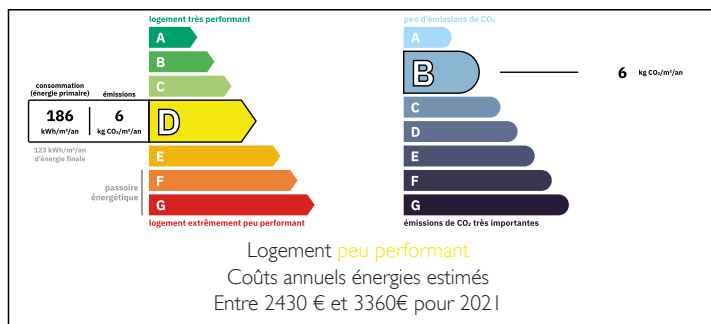
Heating: Eco-friendly Heat Pump

Exterior: Walled courtyard, stone terrace

Bespoke farmhouse kitchen featuring an original monumental fireplace, soaring ceilings, and a stone spiral staircase.

Extensive outbuildings

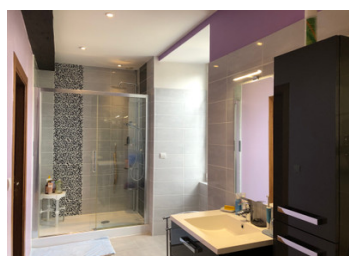
## ENERGY - DPE



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.

one of the sunniest micro-climates in Western France



## DESCRIPTION

Whether you enter through its long driveway (west side) or through its magnificent porch (east side), you will discover this property which breaks down as follows:

Logis:

Ground floor:

Kitchen --> 26m<sup>2</sup>

Living room --> 25m<sup>2</sup>

Room --> 16m<sup>2</sup>

WC --> 1.5m<sup>2</sup>

Corridor --> 5.5m<sup>2</sup>

Lingerie with shower --> 9m<sup>2</sup>

Veranda --> 9m<sup>2</sup>

1st floor:

Room 1 --> 19m<sup>2</sup>

Room 2 --> 17.3m<sup>2</sup>

Bedroom 3 with large dressing room --> 30m<sup>2</sup>

Bathroom --> 9m<sup>2</sup>

WC --> 1m<sup>2</sup>

Corridor --> 8m<sup>2</sup>

2nd floor:

Convertible attic --> 91m<sup>2</sup>

External:

Stone terrace

Enclosed courtyard of stone wall

Workshop --> 23m<sup>2</sup>

Barn --> 82m<sup>2</sup>

Vaulted cellar --> 50m<sup>2</sup>

Second workshop and its attic --> 75m<sup>2</sup>

Old barn --> 20m<sup>2</sup>

Third workshop --> 38m<sup>2</sup>

Outbuildings --> 100m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 1844 EUR

Taxe habitation: EUR

## NOTES