

## Pretty pavilion on basement of 87m in the heart of Ruffec



## INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	422 m2



## IN BRIEF

Within a quiet residential area, discover this pretty house on basement of 87m<sup>2</sup>.

Located close to all amenities, not far from the access to the national road serving Angoulême and Poitiers and allowing you to enjoy the surrounding countryside, its location is ideal.

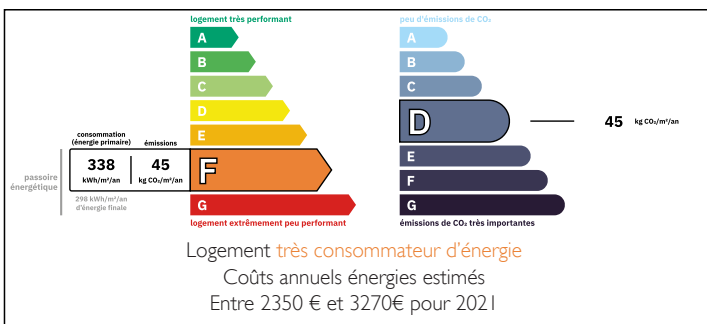
It has 2 bedrooms, a fitted and equipped kitchen, a living room, a bathroom.

In the basement you will find a garage, a cellar as well as an additional storage room.

Its fully enclosed garden of 422m<sup>2</sup> completes its interesting features.

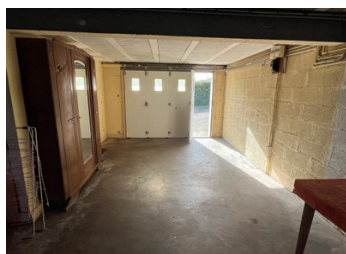
By bringing some refreshments you will obtain a valuable property that can be dedicated to a comfortable family residence or represent an attractive rental investment.

## 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

The property is presented as follows:

basement:

cave

garage

additional room: 22m<sup>2</sup>

1st floor:

Entrance/corridor: 8m<sup>2</sup>

Kitchen: 12m<sup>2</sup>

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

Living room: 20m<sup>2</sup>

Room 1: 9m<sup>2</sup>

Room 2: 11m<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 habitation:

EUR

## NOTES