

Stunning town property with heaps of character, within walking distance to shops, bars and restaurants.



## INFORMATION

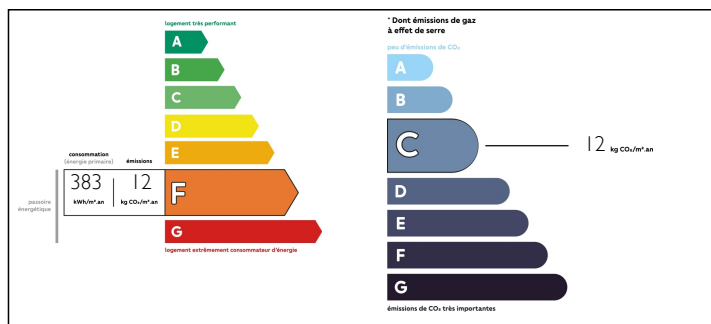
Town:	Ruffec
Department:	Charente
Bed:	5
Bath:	3
Floor:	303 m2
Plot Size:	333 m2

## IN BRIEF

A Rare gem. Very spacious 5 bedroom property in the heart of a vibrant town. Its winding staircase is one of the most beautiful in the area and of exceptional quality. The property has a nice garden and two large vaulted cellars. The village of Ruffec is full of life, with excellent connection by both road and railroad to Paris and Bordeaux.

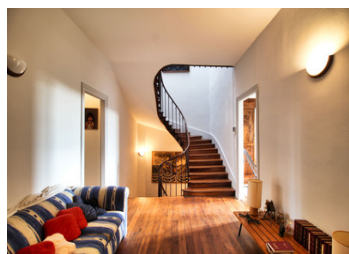


## ENERGY - DPE



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

Ground floor

Living room: 54,4m<sup>2</sup>

Hallway: 11,2m<sup>2</sup>

Dining room: 38,4m<sup>2</sup>

Kitchen: 14,55m<sup>2</sup>

Veranda: 20,80m<sup>2</sup>

Bathroom

Toilet

Under the house there are two vaulted cellars that are as large as the entire ground floor area.

First floor

Landing: 16,64m<sup>2</sup>

Bedroom1: 24,9m<sup>2</sup>

Bedroom2: 17,68

Bedroom3: 34,70m<sup>2</sup>

Bathroom2: 7,8m<sup>2</sup>

Boiler room

Toilet

Second floor

Landing: 7,1m<sup>2</sup>

Bedroom4: 24m<sup>2</sup>

Bedroom5: 24m<sup>2</sup>

Bathroom

Toilet

Attic 55,9m<sup>2</sup>

## NOTES

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