

Large 4-bedroom house, fully renovated "Maison Bourgeois" with garden private parking / annex work in progress

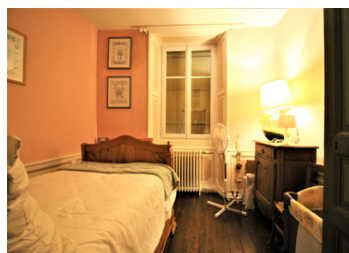


INFORMATION

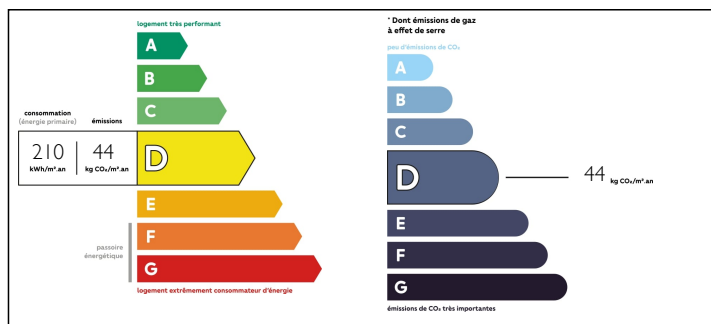
Town:	Ruffec
Department:	Charente
Bed:	5
Bath:	2
Floor:	282 m2
Plot Size:	1198 m2

IN BRIEF

Large 4-bedroom house, fully renovated "Maison Bourgeois" with garden private parking and annex work in progress. Beautifully renovated "Maison Bourgeois" dating back to 1720. This totally renovated town house is ideally situated in the centre of the town, with walking distance to the local market, shops, restaurants, schools, hospital, theatre, library and train station etc. The property benefits from a very generous living accommodation, divided over two floors, attic and cellars.



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

Much care has been taken to retain many of the original features and original character - original wood floors, interior doors, high ceilings, cornicing, radiators, fire places and sweeping oak staircase. There is an additional space / work in progress. This property benefits from mains drainage, town gas central heating, water softener and double glazing. The property benefits from its own large garden, private parking and sun terrace for alfresco dining. The property comes highly recommended.

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

LOCAL TAXES

Taxe foncière: 2900 EUR

NOTES