

UNDER OFFER - Unique Detached Town and Country house with extensive views and fabulous mature terraced garden.



INFORMATION

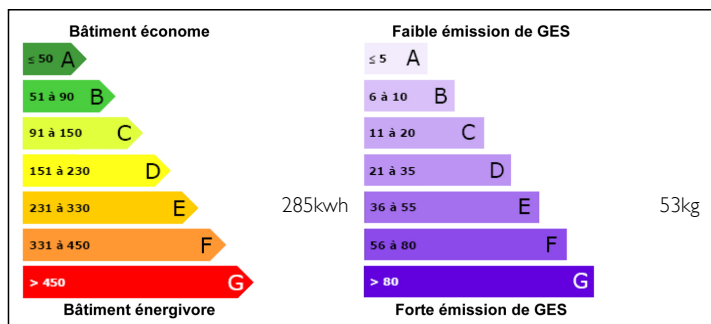
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| Town: | Ruffec |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 155 m2 |
| Plot Size: | 600 m2 |

IN BRIEF

This unique house is fully renovated and offers town and country in one. The whole is in very good comfortable order with a hobby room for budding artists or craft. The mature terraced garden is the real bonus and offers amazing views from inside and out. The popular market town of Ruffec has all amenities and from the property the town centre is walkable within minutes.



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.



LOCAL TAXES

Taxe foncière: 2404 EUR

NOTES

DESCRIPTION

FURNITURE AVAILABLE for negotiation.

The property is tucked away from the main road in a small quiet neighbourhood. It offers garage parking for 2 cars (2x18m²).

Steps from the no-through lane lead down into the garden where you will find the main entrance on the Ground Floor through an attractive Conservatory 6.5m² in turn leading into :

Fitted Kitchen 13.5m²

Dining room 21.4m² wood floor, wood burner in fireplace and double doors to top garden terrace

Living Room 20m² Wood burner and 2 large picture windows to garden

Corridor to Back kitchen or laundry room with water and drainage for washing machine. Hall with stairs and door to exterior.

1st FLOOR

Large landing leading to 4 good sized bedrooms (16m², 10.5m², 13m², 12m²)

To one side of the first floor the largest bedroom has an en-suite shower room 4m² with sink and WC. There is also a study / dressing room 9.5m² leading off the main bedroom

To the other side of the house also accessed by a second staircase there are the remaining bedrooms and

Family Bathroom 6m² with bath and sink
separate WC 6m²

Door to stairs leading to attic space which is fully boarded out for storage.

OUTSIDE

The top terrace which comes out straight from the house is full of mature plants and flowers. There are steps leading down to the middle tier which has been allocated for growing vegetables and the bottom tier is given over to fruit trees. The newly installed septic tank is on...