

UNDER OFFER - Charming 5-Room House in Ruffec with Fenced Garden and Electric Gate

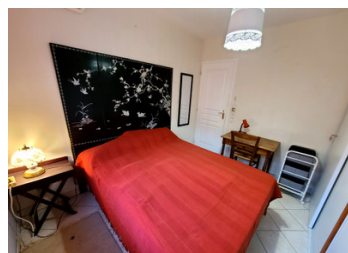


INFORMATION

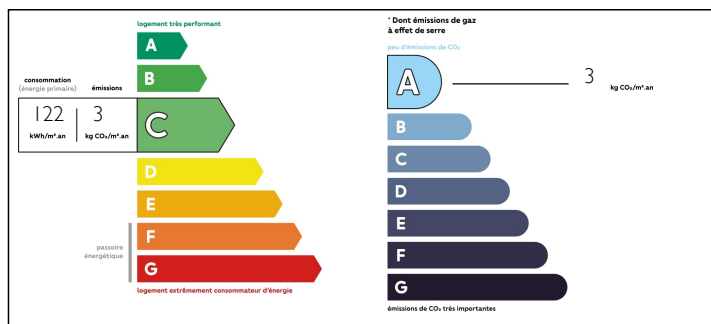
Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	646 m2

IN BRIEF

Discover this charming 110 m² bungalow, located in a quiet subdivision close to Ruffec train station (5 min. walk) and 10 min. walk from the town center. Built in 2003, this T5 bungalow comprises three bedrooms and an office, with a closed kitchen (which can be opened). The heating system is provided by two reversible heat pumps, and the house is equipped with double-glazed windows, electric roller blinds and wooden shutters. Thanks to modern mains drainage, no renovation work is required. An enclosed garden creates a private space ideal for enjoying the great outdoors in complete peace of mind. This is further enhanced by an attractive electric gate, offering additional security and a peaceful atmosphere. This well-maintained bungalow is ready to become your peaceful oasis. Contact us for a viewing.



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

This house includes:

- An entrance hall: 5.15m²
- Kitchen: 12.95m²
- Living room: 27.11m²
- WC: 1.59m²
- Bedroom + a shower : 13.95m²
- Dressing room: 3.17m²
- Office: 11.81m²
- Bedroom 2: 11.11m²
- Bathroom + WC: 5.43m²
- Bedroom 3: 9.6m²

OUTSIDE

A fenced garden with a greenhouse attached to the house. The water heater is new, and there is also a water softener.

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

LOCAL TAXES

Taxe foncière: 1130 EUR

NOTES