

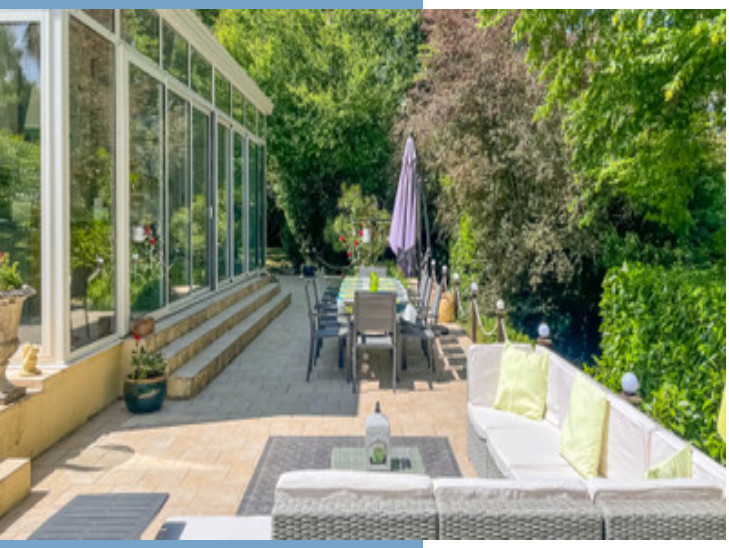
STUNNING PROPERTY WITH GUEST HOUSE AND POOL - JUST 5 MINUTES FROM RUFFEC

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PROPERTY FACT FILE

REFERENCE	A37187CER16
PRICE	€ 524,750 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	282 m²
LAND	5630 m²
TOWN	Ruffec
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- Guest cottage
- 12x5m swimming pool with rectractable hard cover
- Beautiful gardens
- Large terrace
- Walking distance to the river and a restaurant

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At the end of a long, rose-lined driveway and sitting on a large plot of 5630m², this gorgeous property is located just 5 minutes from the market town of Ruffec and just a short walk to a lovely riverside leisure area with restaurant and canoe hire.



DESCRIPTION

"Le Petit Chateau" with its 5 bedrooms and 4 bathrooms is perfectly located being so close to the local amenities of the town of Ruffec including its train station with trains to Paris and Bordeaux, whilst also being just a short walk to the Charente river and all of its activities including swimming, canoeing, paddle-boarding and fishing.

The added extras of the covered swimming pool, the one-bed guest cottage and the recent addition of the heat pump central heating are real plusses.



Main house - Ground Floor :

Entrance Hall (8m²) with sweeping staircase leading up to the first floor and door down to the basement
Lounge / Diner (46m²) - a lovley L-shaped, double aspect room with wood-burner
Kitchen (30m²) - set to the rear of the property with a range of glazed doors that open up to the gorgeous terrace area.
Second hallway / Study area (14m²) with WC
Dining Room (16m²) with fireplace and window to the rear
Bedroom 1 (15m²) with its own en-suite bathroom (8m²)
Lobby (3m²) with second staircase leading to bedrooms 4 and 5.
Shower Room (2m²) with WC

Main House - First Floor :
Landing (6m²)
Bedroom 2 (19m²) with en-suite bathroom (8m²)
Bedroom 3 (18m²) with en-suite shower room (9m²)
Landing (12m²) offering the possibility of another office area / occasional bedroom
Bedroom 4 (10m²)
Bedroom 5 (10m²)

Main House - Basement :
Various rooms including a workshop, store-room, wine cellar and a boiler room including a newly installed thermodynamic water he...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37187CER16

COMPLETE FILE AND PHOTO ON REQUEST

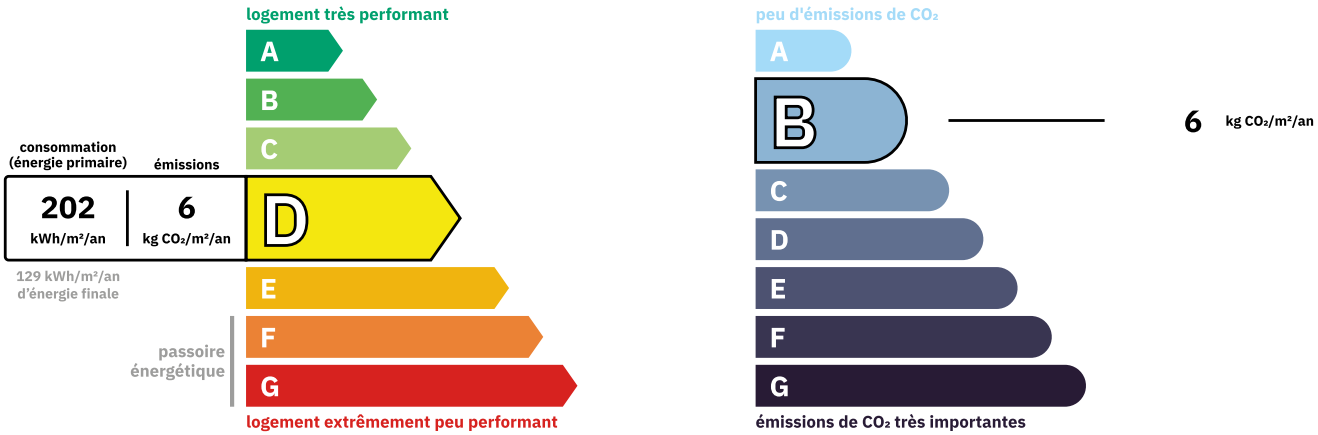
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3000 € and 4110€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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