





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

www.leggettprestige.com

STUNNING PROPERTY WITH GUEST HOUSE AND POOL - JUST 5 MINUTES EROM RI JEFEC





PROPERTY FACT FILE

REFERENCE A37187CER16

*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, Other Drainage,

Garage

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





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

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.

DESCRIPTIF

"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 $(30m^2)$ - 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 ($16m^2$) with fireplace and window to the rear Bedroom I ($15m^2$) with its own en-suite bathroom ($8m^2$) Lobby ($3m^2$) with second staircase leading to bedrooms 4 and 5. Shower Room ($2m^2$) 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 STUNNING PROPERTY WITH GUEST HOUSE AND POOL - JUST 5 MINUTES FROM RUFFEC...

Ref: A37187CER16



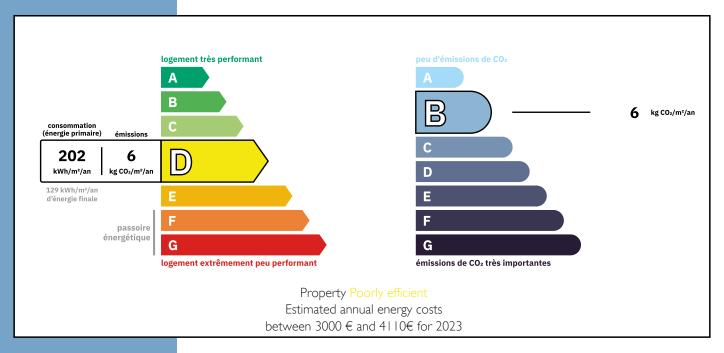




STUNNING PROPERTY WITH GUEST HOUSE AND POOL -JUST 5 MINUTES FROM RUFFEC Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

Ref: A37187CER16

ENERGIE-DPE



NOTICE

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

- I: 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

Réf :A37187CER16 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr