

Ref: A30205SR16

Price: 413 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (390 000 EUR without fees)

### Attractive, large town house with 9 rooms and two separate dwellings in a flower-filled, enclosed courtyard



# INFORMATION

Town: Ruffec

Department: Charente

Bed: 6

Bath: 3

Floor: 300 m<sup>2</sup>

Plot Size: 611 m2









In the heart of the picturesque town of Ruffec, this majestic manor house opens its doors to you. With its 400 m<sup>2</sup> of timeless charm, it embodies the elegance of a bygone era:

The exceptional renovation has preserved the soul of this residence, from the patinated oak parquet flooring to the double-glazed windows. The 9 spacious rooms invite you to imagine your life here. Spread over two floors, they offer ideal space for your family. The bedrooms, bathed in light, are refuges where you can relax and dream.

The majestic solid oak staircase, rising over two floors, is a true work of art. It tells the story of past generations and invites you to write your own. Two independent flats, perfect for guests or for generating rental income, complete this property.

The flower-filled courtyard, bathed in light, is a haven of...

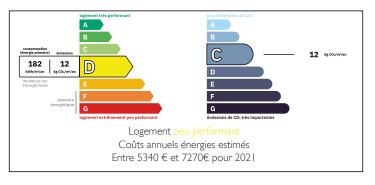








ENERGY - DPE



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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.





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## LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

This beautiful home comprises

An entrance hall leading to a majestic staircase: 15.98m<sup>2</sup>.

On the right-hand side

- A high-ceilinged lounge (3.40m²) with a beautiful working fireplace: 28.15m².
- A fitted kitchen: 16,55m<sup>2</sup>
- A hall: 9.83m²
  A study: 6.80m².

### On the left

- Hallway: 3.86m<sup>2</sup>
- WC: 1.78m<sup>2</sup>.
- Dining room: 35.25m<sup>2</sup> with fireplace and wood burner. Beautiful oak floor.
- Vaulted cellar: 50m<sup>2</sup>.

Take the beautiful staircase to the FIRST FLOOR

- Bedroom1:  $13,21m^2 + wc (1,30m^2) + bathroom (4,29m^2)$
- Bedroom2: 20,54m<sup>2</sup> + bathroom
- Shower room: 4,44m² with shower, double washbasin, Sauna/Hammam
- Dressing room: 5,96m<sup>2</sup>
- Bedroom3: 30m<sup>2</sup> (30ft<sup>2</sup>)
- Dressing room: 6,94m<sup>2</sup>
- Wc: 2,96m<sup>2</sup>

#### SECOND FLOOR

- Bedroom4 : 12,19m<sup>2</sup>
- Shower room + wc:  $4.49m^2$  ( $4,49m^2$ )
- Bedroom5: 16m<sup>2</sup> with fireplace
- -Attic with water heater.
- Office or gym: 13m<sup>2</sup> with solarium.

### **OUTSIDE**

A pretty flower-filled courtyard separated from the outside by a gate.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr