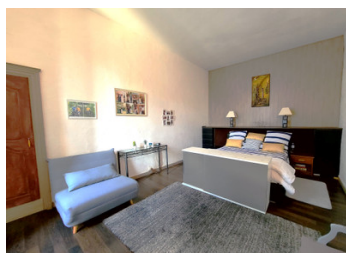
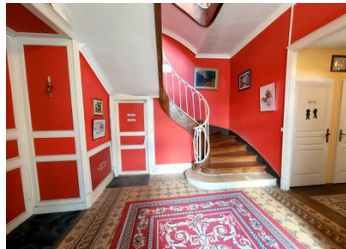


Attractive, large town house with 9 rooms and two separate dwellings in a flower-filled, enclosed courtyard



INFORMATION

| | |
|-------------|----------|
| Town: | Ruffec |
| Department: | Charente |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 300 m2 |
| Plot Size: | 611 m2 |



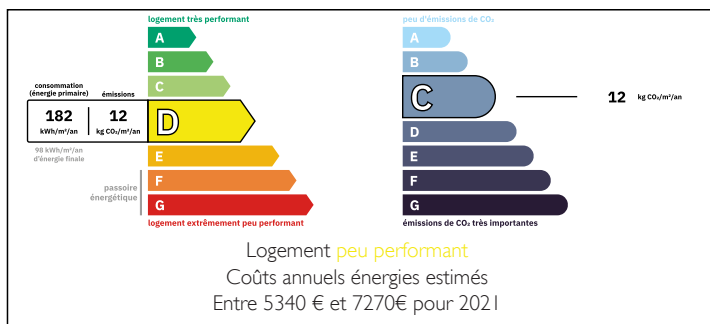
IN BRIEF

In the heart of the picturesque town of Ruffec, this majestic manor house opens its doors to you. With its 400 m² 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.

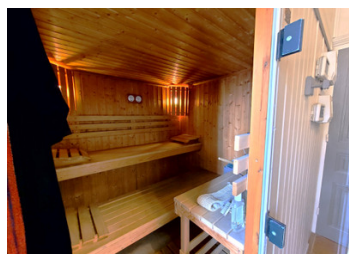
The majestic solid oak staircase, rising over two floors, is a true work of art. It tells the story of past generations and invites you to write your own. Two independent flats, perfect for guests or for generating rental income, complete this property. The flower-filled courtyard, bathed in light, is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

ENERGY - DPE



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 beautiful home comprises

An entrance hall leading to a majestic staircase: 15.98m².

On the right-hand side

- A high-ceilinged lounge (3.40m²) with a beautiful working fireplace: 28.15m².
- A fitted kitchen: 16.55m²
- A hall: 9.83m²
- A study: 6.80m².

On the left

- Hallway: 3.86m²
- WC: 1.78m².
- Dining room: 35.25m² with fireplace and wood burner. Beautiful oak floor.
- Vaulted cellar: 50m².

LOCAL TAXES

Taxe habitation: EUR

Take the beautiful staircase to the FIRST FLOOR

- Bedroom1: 13,21m² + wc (1,30m²) + bathroom (4,29m²)
- Bedroom2: 20,54m² + bathroom
- Shower room: 4,44m² with shower, double washbasin, Sauna/Hammam
- Dressing room: 5,96m²
- Bedroom3: 30m² (30ft²)
- Dressing room: 6,94m²
- Wc: 2,96m²

SECOND FLOOR

- Bedroom4 : 12,19m²
- Shower room + wc: 4.49m² (4,49m²)
- Bedroom5: 16m² with fireplace

- Attic with water heater.
- Office or gym: 13m² with solarium.

OUTSIDE

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

NOTES