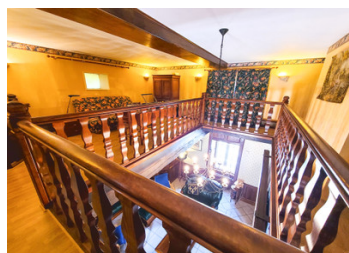


Stunning Estate with Two Houses, Pool, and 9000m of Landscaped Park



INFORMATION

Town:	Vieux-Ruffec
Department:	Charente
Bed:	7
Bath:	3
Floor:	260 m2
Plot Size:	8728 m2



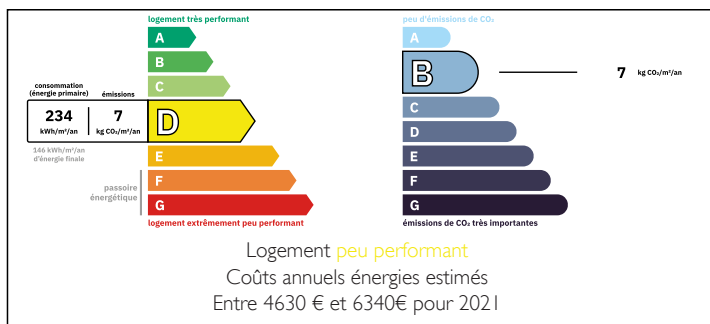
IN BRIEF

Discover this Stunning Estate. A true haven of peace, featuring two independent homes nestled in a beautifully landscaped park of nearly 9000m². With a covered pool and two separate entrances, this property offers an exceptional living environment. The main house, fully renovated with high-quality materials, combines charm and modern comfort. Its spacious kitchen with a central island is perfect for cooking and entertaining. The house includes 5 bedrooms, one located on the ground floor, and three fireplaces that create a warm and inviting atmosphere.

The lush park, with its elevated terrace, invites relaxation. A central courtyard with a fountain, surrounded by arcades, enhances the property's charm. An additional building offers great potential for expansion or renovation.

The second house features 2 bedrooms and a private courtyard. With its independent entrance, it

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This estate comprises 2 homes.

The first property :

GROUND FLOOR

- Entrance hall: 15m²
- Living room: 30m²
- Dining room: 30m² (30m²)
- Fitted kitchen with large central island: 30m
- Shower room: 4m²
- Bedroom: 15m²

1ST FLOOR

- Landing: 8m² (8m²)
- Mezzanine: 25m²
- Bedroom2: 11m²
- Bedroom3: 14m²
- Bedroom4: 13m²
- Bedroom5: 15m²
- Bathroom: 9m² (with shower)
- 2 Dressing room: 4m²+ 5m²

SECOND FLOOR Attic to renovate.

OUTSIDE

Beautiful wooded grounds with terrace.

Courtyard with fountain

Outbuildings with 4 arches

Tank room

Boiler room

3 Cellars

TOWER TO RENOVATE

- Entrance hall: 4m²

ON THE FIRST FLOOR

- Large room to renovate: 100m² + 3 rooms to store tools.

Park and swimming pool (covered 10*5 chlorine).

Pool room and room to renovate.

The main house, fully renovated with high-quality materials, blends modern comfort with authentic charm. Its spacious and bright kitchen, equipped with