

Traditional sous-sol property with Garden & Garage in Ruffec (16700)



INFORMATION

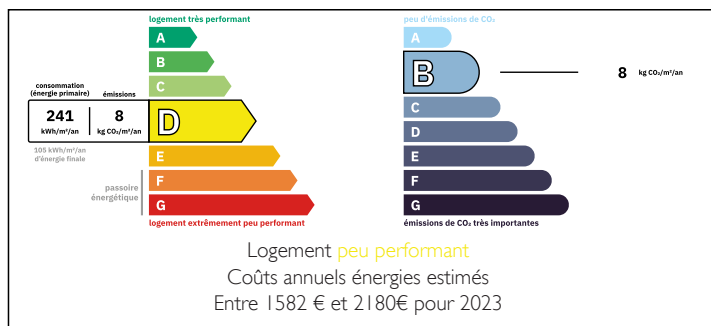
Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	635 m2

IN BRIEF

This well-presented residential house "sous-sol" in Ruffec (16700) offers three bedrooms, a fitted kitchen, a bright living area, and a private garden with a storage shed. The property benefits from a useful basement with additional space, including a garage and a cellar room, making this property ideal for families or as a comfortable holiday home.



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

Nestled in the town of Ruffec (Charente), this sous-sol property provides a perfect blend of practicality and comfort.

Ground Floor:

A welcoming entrance hall leads into a fitted kitchen. The spacious living room is bathed in natural light, offering a cosy space for relaxation.

Two well-proportioned bedrooms provide comfortable accommodation.

A shower room and a separate WC complete this level.

Basement Level:

A versatile cellar room (currently used as a third bedroom) with a WC.

A utility/boiler room for storage and household essentials.

A handy garage, ideal for parking or additional storage.

Outside Space:

The property includes a private garden with an outdoor shed, perfect for storing garden tools. Ruffec offers excellent local amenities, including Hospital, shops, schools, and transport links, making this an ideal family home or lock-up-and-leave.

Viewings are highly recommended to appreciate this home's potential.

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