LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37413CGL16 Price: 310 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (325 000 EUR without fees)

UNDER OFFER. Superb fully restored Charente stone house. 4 bedrooms. Barn. Swimming pool and large garden.







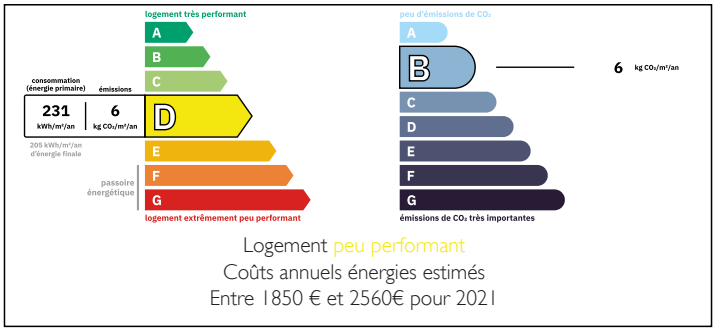








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1850 € et 2560€ pour 2021

INFORMATION

Town:	Saint-Sulpice-de-Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	232 m2
Plot Size:	3797 m2

IN BRIEF

A perfectly maintained house offering incredible comfort and charm!

Nestled in the beautiful Charente countryside, this old stone house

has been completely renovated with taste, care and high-quality materials. The spacious dining room with wood-burning stove, cosy living room, Charente-style fireplaces and four bedrooms with exposed beams and wooden floors make this an ideal, warm and comfortable family home and/or holiday home.

The shaded terrace, swimming pool and peaceful, unoverlooked garden allow you to enjoy complete privacy and excellent exposure to the sun and very pleasant temperatures for much of the year in Charente.

The bonus: the adjoining barn, which is connected to the house, provides space for DIY, storage and tidying.

This house combines the comfort and charm of houses with history and a true Charente soul. It feels good to be here!

A rare property just 7 km from a lively village with amenities

Approximately 35 minutes from Angoulême.

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.

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.
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NOTES

DESCRIPTION

*The property comprises :

GROUND FLOOR
- Entrance hall: 14 m²
- Living room with fireplace insert: 27 m²
- Dining room with Charentaise fireplace: 22 m²
- Fitted kitchen: 16 m²
- Landing with wood-burning stove: 15 m²
- Toilet
- a laundry room: 8.6 m²
- a service entrance: 5.2 m²

FIRST FLOOR
- a landing: 15 m²
- a toilet
- 4 bedrooms (21.8; 27.5, 23.2, 10.4 m²)
- a shower room: 5.6 m²
- bathroom with toilet: 8.1 m²
- landing: 5.8 m²

*ADJOINING GARDEN
*ADJOINING and connecting BARN: 45 m²
*COVERED TERRACE: 26 m²
*HEATED SWIMMING POOL: 8 x 5 metres (salt water)
*SUMMER KITCHEN

The nearest shops are only about 7 km away.

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

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