

Recently renovated 4-bed property with 2 garages and garden in one of the most sought-after areas of Ruffec



## INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	1
Floor:	98 m <sup>2</sup>
Plot Size:	427 m <sup>2</sup>

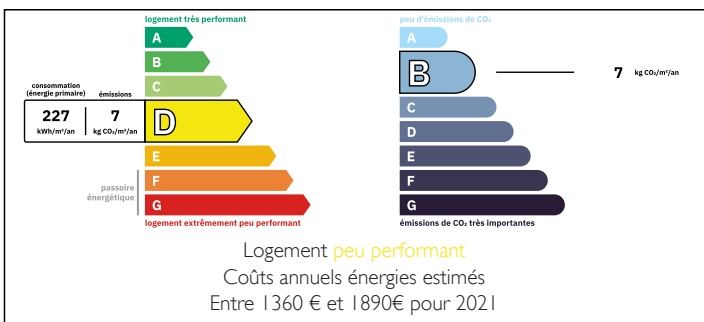


## IN BRIEF

Situated on a no-through road with views across open countryside and yet within easy walking distance of the shops, bars, restaurants, cinema and theatre of the market town of Ruffec, this property has recently been renovated and now offers great-sized living accommodation, a lovely terrace, a garden and even two garages too.

If you're looking for a ready-to-move-into property that offers modern comforts (double-glazing, newly-fitted kitchen etc) whilst being close enough to walk to amenities, then this could be the perfect property for you.

## 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 lovely 4-bed property offers a great compromise between town and country living. Whilst living in town can often mean more traffic, no views and issues regarding off-street parking, this property is on a quiet street, overlooking open fields and has the benefit of 2 garages with electric doors.

The property has been modernized over the last 3 years with works including electrics, double-glazed windows and doors, electric shutters, new kitchen and bathroom, insulation, a new wood-burning stove and modern electric radiators.

The property consists of :

- Kitchen / Lounge / Diner (28m<sup>2</sup>) with woodburner, glazed doors out to the front balcony, fitted kitchen, laundry area and access to the terrace.
- Hallway (4m<sup>2</sup>)
- Bedroom 1 (11m<sup>2</sup>)
- Bedroom 2 (11m<sup>2</sup>)
- Bedroom 3 (9m<sup>2</sup>)
- Shower Room (3m<sup>2</sup>) with modern walk-in shower
- WC (1m<sup>2</sup>)

Basement :

- Garage (20m<sup>2</sup>)
- Garage (20m<sup>2</sup>)
- Laundry Room (17m<sup>2</sup>)
- Bedroom 4 (9m<sup>2</sup>)
- Storage Room (8m<sup>2</sup>)

Terrace and garden with nice views over the countryside

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES