

145 m house comprising 4 bedrooms, living room, and kitchen with garden, 5 minutes from Ruffec



INFORMATION

Town:	Les Adjots
Department:	Charente
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1487 m2



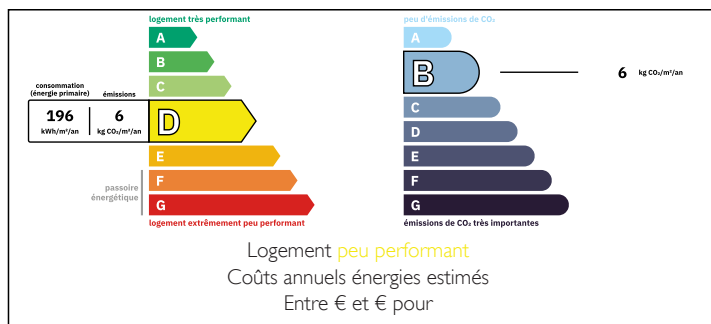
IN BRIEF

This charming house is waiting for you! With its unique character, it features 4 bedrooms and 2 bathrooms; perfect for a family looking for space. The fully fenced garden is ideal for enjoying peace and privacy.

Located just 5 minutes from Ruffec, this property is also an excellent opportunity for rental investment or a vacation rental.

Don't miss out!
Contact me now to schedule a visit.

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 house is composed as follows:

Large entrance: 11.28 m²

Kitchen / living room: 3.48 + 48 m²

Bedroom 1: 12.96 m²

Bedroom 2: 11.50 m²

Bedroom 3: 12.31 m²

Bedroom 4: 9.58 m²

Bathroom + WC: 7.11 m²

Second bathroom: 5.6 m²

Outside, there is a fenced garden of 1,487 m² accessible through a gate.

Heating is by wood stove and electric radiators.

The windows are double-glazed.

The wastewater system is not up to current standards but is functioning well.

The property tax is €1,260 per year.

Call me for more information or to schedule a visit.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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