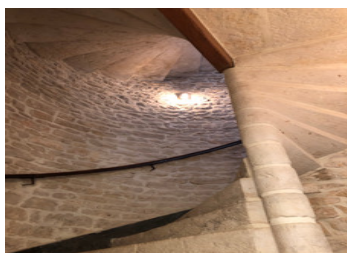


Magnificent 4-bed logis with a large garden - perfectly situated close to Ruffec and Verteuil.



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	3200 m2

IN BRIEF

Exquisite Stone 'Logis': Period Elegance Meets High-End Modern Luxury.

Perfect blend of historic French "art de vivre" and contemporary sophistication. This stunning, fully renovated Logis offers a rare level of finish. Enclosed within private stone walls, this home is a peaceful sanctuary designed for those who appreciate architectural character without compromising on modern comfort.

The Highlights

Living Space: 4 Bedrooms / 2 Bathrooms (inc. ground floor)

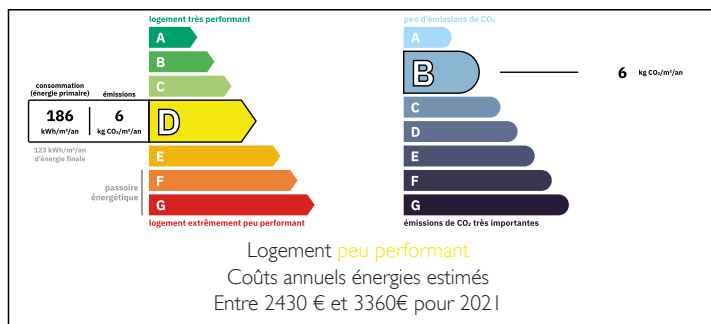
Heating: Eco-friendly Heat Pump

Exterior: Walled courtyard, stone terrace

Bespoke farmhouse kitchen featuring an original monumental fireplace, soaring ceilings, and a stone spiral staircase.

Extensive outbuildings

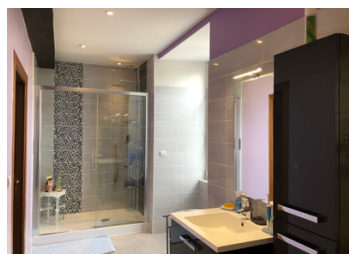
ENERGY - DPE



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.

one of the sunniest micro-climates in Western France



DESCRIPTION

Whether you enter through its long driveway (west side) or through its magnificent porch (east side), you will discover this property which breaks down as follows:

Logis:

Ground floor:

Kitchen --> 26m²

Living room --> 25m²

Room --> 16m²

WC --> 1.5m²

Corridor --> 5.5m²

Lingerie with shower --> 9m²

Veranda --> 9m²

1st floor:

Room 1 --> 19m²

Room 2 --> 17.3m²

Bedroom 3 with large dressing room --> 30m²

Bathroom --> 9m²

WC --> 1m²

Corridor --> 8m²

2nd floor:

Convertible attic --> 91m²

External:

Stone terrace

Enclosed courtyard of stone wall

Workshop --> 23m²

Barn --> 82m²

Vaulted cellar --> 50m²

Second workshop and its attic --> 75m²

Old barn --> 20m²

Third workshop --> 38m²

Outbuildings --> 100m²

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

LOCAL TAXES

Taxe foncière: 1844 EUR

Taxe habitation: EUR

NOTES