

Charming 185m stone house to refresh with 3 bedrooms, large garden and covered garage near Ruffec/Villefagnan



INFORMATION

Town:	La Magdeleine
Department:	Charente
Bed:	3
Bath:	2
Floor:	185 m2
Plot Size:	5422 m2



IN BRIEF

Character Stone Property with Generous Living Space

Situated in a peaceful hamlet, just 10 minutes from Ruffec and within easy reach of Villefagnan, discover this beautiful 185 m² stone house bursting with potential.

Combining period charm with modern comfort, this bright property benefits from a desirable south-facing aspect.

While the property would benefit from cosmetic updating to suit your personal taste, it already boasts a strong energy efficiency rating, PVC double glazing throughout, and oil-fired central heating.

Key Features :

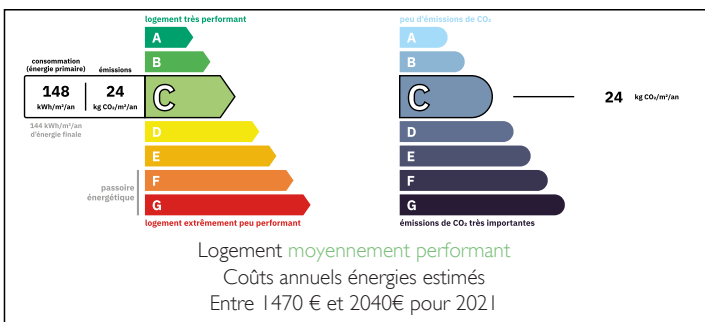
Fully fitted and equipped kitchen

Vast living room

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.

ENERGY - DPE



trees.



LOCAL TAXES

Taxe foncière: **840 EUR**

NOTES

DESCRIPTION

Accommodation & Layout

Ground Floor:

- * Fitted & Equipped Kitchen / Diner (36 m²): A warm and welcoming space featuring a cozy log-burning stove (insert).
- * Spacious Living Room (35 m²): A bright and airy room, also enhanced by its own log-burning stove.
- * Shower Room with WC (3.5 m²)
- * Practical Utility Room / Scullery (17 m²): Offering excellent potential for conversion into a 4th bedroom.
- * Cellar / Wine Cellar

First Floor:

- * Two Spacious Bedrooms (13 m² and 12 m²)
- * Master Suite (26 m²): A generous main bedroom complete with a dedicated walk-in wardrobe/dressing area.
- * Family Bathroom with WC (11 m²)

Gardens, Outbuildings & Exterior

- * Set within a magnificent, enclosed plot of nearly 2,000 m² beautifully landscaped with numerous fruit trees, the property boasts superb outdoor features:
- * Covered Terrace / Préau (approx. 40 m²): Ideal for creating an outdoor summer kitchen and enjoying the sunny weather.
- * Secure Garage (approx. 30 m²)
- * Outbuilding / Workshop (60 m²): Providing excellent storage capacity or perfect for use as a workshop/hobby room.

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