



Old Presbytery with 3 Bedrooms and Outbuildings,

16240, Ruffec, Charente, Nouvelle Aquitaine

€234,000

Ref: R5756

* Available * 3 Beds * 2 Baths * 238m2

Stunning former presbytery dating back to 1772, renovated into a lovely, comfortable character home.

- Limoges for Motorway Connections Railways and Airport
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- Popular Tourist Area
- Historical and Tourist Areas
- River and Lake Pursuits
- TGV Trains close by
- Golf courses in region
- Local Markets
- Motorways close

Property Description

Stunning former presbytery dating back to 1772, renovated into a lovely, comfortable character home. Three large bedrooms (two of which access the balcony which runs the length of the house). Two staircases and two bathrooms offer the opportunity for private guest/family accommodation or simply one large family home. This property has a huge amount of charm with exposed beams, spacious rooms and a garden with mature fruit trees, in addition to a courtyard in the front. There is also an outbuilding (renovated in part with a view to creating an independent annex) that offer several possibilities of development, or simply as workshops.

The property benefits from oil fired central heating as well as electric heating and wood burners. It has double glazed windows.

In detail, the property includes:

Living room (30m²): floor, stone and exposed beams, stove in fireplace,

Dining room (34m²): tiled floor, exposed beams, stove in fireplace,

Kitchen (25m²): tiled floor, equipped, exposed beams, wood stove in fireplace,

Shower room (10m²): tiled floor, shower, toilet, sink,

Hall (12m²): tiled floor, cupboard with hot water tank,

Laundry (5 m²): tiled floor, sink,

Pantry / boiler room (5 m²): tiled floor.

Upstairs :

Bedroom 1 (24m²): carpet, stone and exposed beams and cupboards in the eaves,

Bedroom 2 (24m²): carpet, exposed beams, walk-in wardrobe,

Pallier (8 m²): carpet, exposed beams, 2 walk-in wardrobes,

Bathroom (8m²): carpet, exposed beams, bath, wc (macerator), washbasin,

Office (8m²): carpet, exposed beams,

Bedroom 3 (24m²): wooden floor, exposed beams.

Outside :

Courtyard at the back with one workshop connected to electricity, concrete floor (15m²) and another concrete floor workshop (19m²). Possibility of converting them into a studio.

Wooden shelter

Oil tank shelter

At the front: garden with mature fruit trees.

Half way between **Poitiers and Angoulême**, this area benefits from its central position for shopping and entertainment. Good connections for TGV in Angoulême or Poitiers and airports in the great towns of Poitiers, Limoges, Tours and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere even vineyards half an hour to the North. The little streets of Angoulême, and Poitiers will fascinate you too: like all big towns there's lots to see and do

Alistair Lockhart. Property Director, FrenchEntrée

Gallery

