



## Magnificent 18th Century 'Logis' With Large Swimming Pool And Guest Cottage,

86400, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 3 Baths

€305,250

Ref: R5759

Dating back to 1778 this fabulous former "logis" has retained plenty of original features and offers 3 bedrooms in the main house and a 2 bedroom guest cottage. Private courtyard and gardens with a large 12m x 5m salt water pool. Wooded hillside where deer emerge to graze in the evenings. The upstairs has been renovated 18 years ago and the property and guest house have an oil fired central heating system. GROUND FLOOR Kitchen 24m<sup>2</sup> Flagstone floor, fireplace, beams Office 16m<sup>2</sup> Carpeted floor, beams Dining room 32m<sup>2</sup> Parquet, fireplace, beams Entrance 12m<sup>2</sup> Flagstone floor, beams WC 3m<sup>2</sup> Tile, washbasin, cupboard Living room 33m<sup>2</sup> Carpeted floor, fireplace Lino 7m<sup>2</sup> laundry room Cellar 9m<sup>2</sup> Lino UPSTAIRS Salon 30m<sup>2</sup> Parquet, beams Bedroom 23m<sup>2</sup> Parquet, beams WC 2m<sup>2</sup> Tiled floor Bathroom 8m<sup>2</sup> Tiled floor, bath with shower above, double handbasin Bedroom 20m<sup>2</sup> Parquet, beams Bedroom 22m<sup>2</sup> Parquet, beams, with dressing room 6m<sup>2</sup> and bathroo



## Property Description

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### GROUND FLOOR

Kitchen 24m<sup>2</sup> Flagstone floor, fireplace, beams Office 16m<sup>2</sup> Carpeted floor, beams, Dining room 32m<sup>2</sup>, Parquet, fireplace, beams, Entrance 12m<sup>2</sup> Flagstone floor, beams WC 3m<sup>2</sup> Tile, washbasin, cupboard, Living room 33m<sup>2</sup>, Carpeted floor, fireplace, Lino 7m<sup>2</sup>, laundry room, Cellar 9m<sup>2</sup> Lino

### UPSTAIRS

Salon 30m<sup>2</sup> Parquet, beams, Bedroom 23m<sup>2</sup> Parquet, beams, WC 2m<sup>2</sup>, Tiled floor Bathroom 8m<sup>2</sup> Tiled floor, bath with shower above, double handbasin, Bedroom 20m<sup>2</sup> Parquet, beams, Bedroom 22m<sup>2</sup> Parquet, beams, with dressing room 6m<sup>2</sup> and bathroom 7m<sup>2</sup> with bath, washbasin and shower Landing 10m<sup>2</sup> Parquet WC 1m<sup>2</sup> Tiled floor

### GUEST HOUSE

Bedroom 19m<sup>2</sup> Parquet, fireplace Bedroom 19m<sup>2</sup> Parquet Shower room 6m<sup>2</sup> Tiled floor, shower, toilet, washbasin

### OUTSIDE

Bread oven, two barns of 25m<sup>2</sup> each, shed 50m<sup>2</sup>, storerooms, boiler room, Pool 12m x 5m and 1.90m deep (liner changed in 2016), pool house with new equipment. Garden to the front, courtyard, rear garden with views and wooded hillside, all on 7505m<sup>2</sup>



