



## House with Basement, 4 Bedrooms and Pool,

79190, Ruffec, Charente, Nouvelle Aquitaine

€186,150

Ref: R5793

\* Available \* 4 Beds \* 2 Baths \* 109m2

House in very good condition with full sized basement and four bedrooms. The house benefits from a heat pump as well as fuel fired heating, and double glazed PVC windows.

- Swimming Pool
- Limoges and Périgueux tourist centres
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- Limoges for Motorway Connections Railways and Airport
- Historical and Tourist Areas
- River and Lake Pursuits
- Motorways close
- Poitiers and Angoulême for TGV trains
- Golf courses in region
- Local Markets

## Property Description

House in very good condition with full sized basement and four bedrooms. The house benefits from a heat pump as well as fuel fired heating, and double glazed PVC windows. Outside there is a garden with a pool, a terrace, a videophone barrier and automatic lighting in the garden. Located in Sauzé Vaussais, close to shops and schools.

In detail the property includes:

Entrance (4m<sup>2</sup>): tiled floor,

Living room (39m<sup>2</sup>): tiled floor,

Kitchen (10m<sup>2</sup>): tiled floor, equipped,

Corridor (8m<sup>2</sup>): tiled floor, cupboard,

Bathroom (10m<sup>2</sup>): tiled floor, Italian shower, two basins, bath,

Bedroom 1 (10m<sup>2</sup>): lino,

Bedroom 2 (12.5m<sup>2</sup>): lino, wardrobe, electric shutter,

WC (2m<sup>2</sup>): lino, washbasin,

Bedroom 3 (10m<sup>2</sup>): lino, wardrobe.

Basement:

Office (12m<sup>2</sup>): tiled floor,

Cellar with air conditioning,

Boiler room,

Bedroom 4 (9m<sup>2</sup>): lino,

Summer kitchen (9m<sup>2</sup>): tiled floor,

Shower room (3m<sup>2</sup>): tiled floor, shower, sink, wc,

Garage : room for two cars.

Outside:

Pool: 5 X 10m, 1.40m deep

Covered terrace,

Videophone barrier,

Automatic lighting in the garden.

Half way between Poitiers and Angoulême, this area benefits from its central position for shopping and entertainment. Good connections for TGV 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. Explore **Limoges**, catch a train or plane there or play golf or visit Porcelain factories or explore the different markets. The little streets of Poitiers will fascinate you too: like all big towns there's lots to see and do

Alistair Lockhart. Property Director, FrenchEntrée

# Gallery

