



Lovingly restored house with four bedrooms in quiet village,

16700, Ruffec, Charente, Nouvelle-Aquitaine

* Available * 4 Beds * 1 Bath

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€286,200

Ref: BVI22875

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French Entrée 

Property Description

Lovingly restored house with four bedrooms in quiet village near Ruffec. On the ground floor, a large welcoming well-equipped kitchen/diner with range cooker and wood burner. The well-sized living room with wood burning stove overlooks the back garden and the swimming pool. Upstairs four double bedrooms, one of which has an ensuite shower room with WC, and a family bathroom with bath, shower and WC. The large annexe with mezzanine is currently used as an artist's workshop. It has a separate entrance and could be converted into a gite or it could be connected to the main house. The front garden has a little terrace and enough space for parking three cars. The swimming pool (9x4 m) at the back is surrounded by a larger terrace providing views over the lawn and adding fields. Price including agency fees : 286.200 € Price excluding agency fees : 270.000 € Buyer commission included: 6%

