



Attractive 3 Bedroomed Character Stone Property,

16140, Ruffec, Charente, Nouvelle-Aquitaine

€187,000

Ref: R6001

* Available * 3 Beds * 1 Bath

Pretty 3 bedroomed stone property with 2 attached barns and a south-west facing enclosed garden to the rear, situated in a small hamlet around 4km from Blanzay which has a boulangerie and a bar/restaurant

Property Description

Pretty 3 bedroomed stone property with 2 attached barns and a south-west facing enclosed garden to the rear, situated in a small hamlet around 4km from Blanzay which has a boulangerie and a bar/restaurant. The nearest market town for main commerce is Civray (10km) and Ruffec, which its train station, is just 20 minutes by car.

The property is habitable to a good standard and spacious enough for a family home but could also be suitable as a holiday home.

In detail it comprises:-

On the ground floor :-

Large kitchen/dining room (33m²) with a tiled floor, beamed ceiling, fireplace with a woodburner, and a door to the garden. The kitchen is equipped with an electric oven, microwave, gas cooker, dishwasher and extractor.

Utility room (10m²) with a tiled floor, fitted storage units and plumbing for a washing machine. There is a mezzanine area above with the hot water tank. Access to the barns.

Pantry (7.5m²) with tiled floor and beams, ideal for further storage and additional fridges/freezers.

Lounge/dining-room (30m²) Laminate flooring, beamed ceiling, exposed stone, and a fireplace with a woodburner

Bedroom 1 (10m²) Laminate flooring, beamed ceiling, and built-in wardrobe space. Old feature «stone sink». Door to the garden.

Bathroom (6m²) Laminate flooring, beamed ceiling and extractor fan. Bath, shower, wc, handbasin and heated towel-rail.

Upstairs :-

Bedroom 2 (30.5m² overall) Wooden floor and beamed ceiling. En-suite shower room with shower, wc and handbasin, and separate walk-in wardrobe/storage room

Office/play room (18m²) Wooden floor and beamed ceiling

Bedroom 2 (29m² overall) Wooden floor and beamed ceiling. En-suite shower room with a large shower, wc and handbasin, and walk-in dressing room.

Outside:-

2 barns, each around 32m², one of which has a doorway large enough to enter with a car and has enough parking space for 2 cars.

Parking area to the side of the house and an enclosed garden to the rear with a terraced area.

A gate at the side of the garden gives access to a communal bread oven (no longer in use).

Gallery

