



Stone House. Close to Nanteuil en Vallée,

€107,500

16700, Ruffec, Charente, Nouvelle Aquitaine

Ref: R5815

* Available * 4 Beds * 2 Baths * 131m2

Old stone house with 5 bedrooms and two bathrooms, filled with charm and character with its exposed beams, stone walls and a floor of "coeur de demoiselles". The property is located in a quiet hamlet, 5 kms to Village.

- 5kms to Village with Shops
- Historical and Tourist Areas
- River and Lake Pursuits
- Local Markets
- Limoges for Motorway Connections Railways and Airport
- Golf courses in region
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres

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French Entrée 

Property Description

Old stone house with 5 bedrooms and two bathrooms, filled with charm and character with its exposed beams, stone walls and a floor of "coeur de demoiselles". The property is located in a quiet hamlet, less than 5km from Nanteuil en Vallée, and 6.5km from Champagne-Mouton.

In detail, the property is set out as follows:

On the ground floor:

kitchen (24m²): tiled floor, fitted, exposed beams,

living room (22m²): "coeur de demoiselles" stone floor, wood burner, exposed beams, cupboard,

bedroom 1 (11m²): tiled floor,

laundry room (6m²): lino, cumulus.

On the first floor (access via the living room stairs):

bathroom (8m²): lino, wc ("sani-broyeur"), bath, shower, washbasin

Bedroom 2 (11m²): wooden floor, exposed beams,

Bedroom 3 (14m²): wooden floor, exposed beams, cupboard,

Bedroom 4 (22m²): wooden floor, exposed beams, cupboard.

On the first floor (access by the kitchen stairs):

Bedroom 5 (15m²): wooden floor, beams,

Bathroom (4m²): wooden floor, bath with shower, new cumulus, wc, washbasin, exposed beams.

Outside :

Terrace,

Garden.

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



