



## 1940s House with Swimming Pool,

# €175,500

16700, Ruffec, Charente, Nouvelle Aquitaine

Ref: R5825

\* Available \* 4 Beds \* 1 Bath \* 165m2

1940s house located in the market town of Ruffec, with schools, services and shops nearby, as well as its train station. The house has a fitted kitchen, and four bedrooms. Connected to mains drainage and central heating.

- Swimming Pool
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- Walk to Town
- Historical and Tourist Areas
- River and Lake Pursuits
- Railways available
- Limoges for Motorway Connections Railways and Airport
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**French Entrée** 

## Property Description

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Connected to mains drainage and central heating.

In detail the house includes:

Entrance (9m<sup>2</sup>): parquet floor,

Lounge (17m<sup>2</sup>): parquet floor and dressing room (7m<sup>2</sup>): parquet floor (no load-bearing wall),

Dining room (14m<sup>2</sup>): parquet floor,

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

Lounge / Bedroom (24m<sup>2</sup>): lino, storage cupboards,

Kitchen (13m<sup>2</sup>): tiled floor, fitted,

Cellar (6m<sup>2</sup>): lino,

WC (1m<sup>2</sup>): lino, washbasin.

First floor:

Landing (5m<sup>2</sup>): parquet floor, cupboard,

Bedroom 1 (15m<sup>2</sup>): parquet floor,

Bedroom 2 (15.5m<sup>2</sup>): parquet floor, dressing room (2m<sup>2</sup>): lino,

Bedroom 3 (18.5m<sup>2</sup>): parquet floor, balcony,

Bathroom (6m<sup>2</sup>): lino, bath with shower, two basins,

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

Attic: convertible, a room, velux.

Basement: under the whole house, concrete floor,

Laundry area, wc, boiler, water softener, cellar.

Electric barrier.

Outside: Courtyard, south facing garden, terrace, above ground pool, garage for one car.

Close to **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, Bergerac and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere and vineyards to the west, for making the local drink... Cognac!

Alistair Lockhart. Property Director, FrenchEntrée



