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## House Near Ruffec With 3 Bedrooms, Outbuildings And Swimming Pool,

# €102,150

16700, Ruffec, Charente, Nouvelle Aquitaine

Ref: R5941

\* Available \* 3 Beds \* 2 Baths

Three bedroom house with large adjoining barn (potential to create more accommodation) and a 9m x 4m swimming pool (installed in 2011), on a plot of 4370m<sup>2</sup>.

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## Property Description

Three bedroom house with large adjoining barn (potential to create more accommodation) and a 9m x 4m swimming pool (installed in 2011), on a plot of 4370m<sup>2</sup>.

This property is located in a village 5km north of Ruffec.

In detail, the house offers on the ground floor:

A living room (15m<sup>2</sup>): laminate flooring; A kitchen (19m<sup>2</sup>): tiled floor, wood stove, door to the terrace; A cellar (5m<sup>2</sup>): linoleum; Bedroom 1 (15m<sup>2</sup>): parquet floor, lounge area (9m<sup>2</sup>) opening onto the terrace.

Bathroom 7m<sup>2</sup> Tiled floor, shower, sink, bathtub

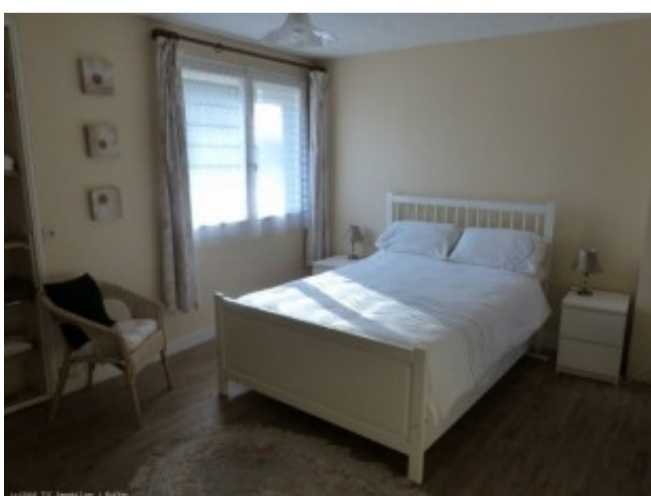
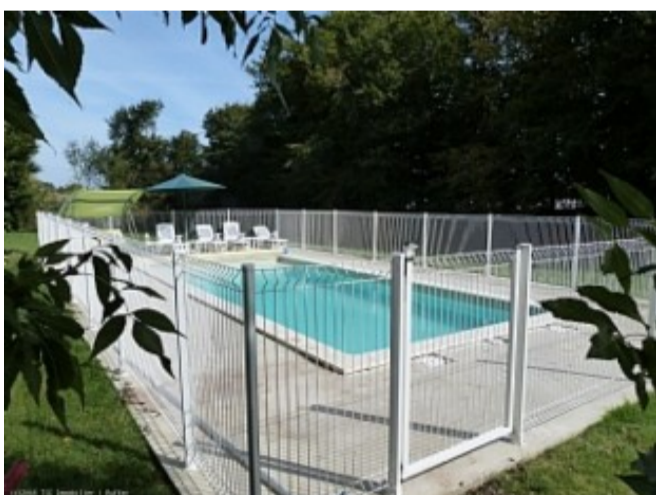
WC 1m<sup>2</sup> Tiling

And upstairs:

A landing (5m<sup>2</sup>): floor; Bedroom 2 (23m<sup>2</sup>): wooden floor, exposed beams and stones, with a dressing room and a storage room (3m<sup>2</sup> in all); Bedroom 3 (21m<sup>2</sup>): wooden floor, exposed beams and stones, with a dressing room (4m<sup>2</sup>) and a shower room (5m<sup>2</sup>): laminate flooring, shower, sink, WC.

Outside :

A terrace and an enclosed garden on 4370m<sup>2</sup>; Adjoining outbuildings including 2 old houses and a barn (all requiring work on the roofs); A 9m x 4m swimming pool with a security system.



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