



Beautiful Old Stone Property Having been Restored With Modern Comforts,

€212,750

16700, Ruffec, Charente, Nouvelle-Aquitaine

Ref: R6379

* Available * 2 Beds * 1 Bath

Superb property, restored 10 years ago, with a very large living room. The property is situated in the heart of a small hamlet, in a quiet location, just a few minutes from Ruffec. Possible to buy the property furnished. Solar panels to heat the water (with electric relay in winter if required), heat exchange pump central heating, recent sanitation system (inspected in 2020), double glazing and well insulated. South-facing garden. Ground floor -Living room (27m²) open to dining room (48m²): flagstones, wood burner with vents to heat other areas; tiled floor, exposed stone and beams, bay window -Fitted kitchen (21m²): tiled floor -Hall (12m²): tiled floor -WC (1m²): tiled floor -Bedroom 1 (15m²): parquet floor, wardrobe -Shower Room (12m²): parquet floor, shower, WC, double sink -Laundry room (3m²) Upstairs -Mezzanine (above the kitchen) of 20m²: parquet floor, beams and exposed stones -Bedroom 2 (18m²) with mezzanine (14m²): parquet floor, electric velux; exposed beams and stones,

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French Entrée 

Property Description

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Ground floor

- Living room (27m²) open to dining room (48m²): flagstones, wood burner with vents to heat other areas; tiled floor, exposed stone and beams, bay window
- Fitted kitchen (21m²): tiled floor
- Hall (12m²): tiled floor
- WC (1m²): tiled floor
- Bedroom 1 (15m²): parquet floor, wardrobe
- Shower Room (12m²): parquet floor, shower, WC, double sink
- Laundry room (3m²)

Upstairs

- Mezzanine (above the kitchen) of 20m²: parquet floor, beams and exposed stones
- Bedroom 2 (18m²) with mezzanine (14m²): parquet floor, electric velux; exposed beams and stones, attic
- Convertible attic

Outside

- Enclosed garden
- Workshop with electricity
- Wooden shed/workshop/garage with electricity
- Electric gates with interphone



