



## Lovely large property with many possibilities for expansion,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

Lovely large property with many possibilities for expansion

# €169,600

Ref: BVI67956

## Property Description

This is a very versatile property and is situated only minutes from the market town of Ruffec. In Ruffec you will find all main amenities including supermarkets, bars, restaurants, swimming pool and a train station.

The accommodation could be separated to provide lots of options and it should be easy to be extended into the attached buildings if required.

The house is in good condition and the owners upgraded the drainage system only a few years ago.

There is central heating which is run from a wood burning boiler and there is also a wood burning range cooker in the kitchen.

There are several garden areas including ones for leisure, a vegetable garden and a plot of woodland

This house comprises of:

Entrance hall - with tiled floor

Living Room/Kitchen/Dining Room - with tiled floor.

Back kitchen - with sink and plumbing for washing machine.

Living room - with tiled floor.

Bedroom

Corridor

Bathroom with bath, shower, bidet and sink

WC.

There is a storage area leading to the boiler room where you will find the wood burning boiler.

First Floor:

Corridor with fitted cupboards leading to:

Bedroom with wooden floor.

Bedroom with wooden floor.

Bedroom with wooden floor.

WC with washbasin.

There is an additional space under the eaves which is used as an office space at the moment

There is a large attic space accessed from the storage/boiler area

Outside

2 Garages (the owner informs us that one of these garages has an underground water tank of 80m<sup>3</sup>)

Open Barn

Wine store

Total land area - just over 1700m<sup>2</sup>

Price including agency fees : 169 600€

Price excluding agency fees : 160 000€

Buyer commission included: 6%



