



## Maison bourgeoise with parkland garden - in the heart of Ruffec town centre,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 10 Beds \* 3 Baths

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# €598,900

Ref: BVI68550

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**French Entrée** 



## Property Description

This uniquely positioned maison bourgeoise is located in the heart of Ruffec, just a short walk from the market, shops, bars and restaurants. Set in a beautiful parkland garden of around one and a half acres, the house itself needs updating but has stunning potential.

It is comprised of a grand entrance hall with stone staircase, a beautiful lounge with fireplace, a library/office, a second living room, a dining room, kitchen, back kitchen, Wc and two bedrooms - all on the ground floor.

Upstairs a landing leads to six further bedrooms, two bathrooms and a terrace. On the second floor is an attic.

Under the house is a beautiful vaulted cellar.

Attached to the property is an outbuilding comprised of two big rooms on the ground floor and 4 rooms upstairs - offering further potential for extending the living accommodation. Opposite the house is a garage.

There is also the old caretaker's cottage comprised of an entrance hall, kitchen and dining room on the ground floor. Upstairs there are two bedrooms and a shower room.

Price including agency fees : €598 900

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Buyer commission included: 6 %



