



## Just 5 minutes from Ruffec - large detached property with 7491m<sup>2</sup> of land,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 6 Beds \* 4 Baths

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# €379,480

Ref: BVI69309

## Property Description

Sitting in its own land and with views over open countryside, this lovely 6-bed property is located just 5 minutes from the market town of Ruffec with its supermarkets, shops, schools and train station with connections to Angoulême, Bordeaux, Poitiers and Paris.

Arriving at the property through large entrance gates and down a long tree-lined driveway, the L-shaped stone house offers lovely open-plan rooms, lovely views and very versatile living accommodation meaning the property can either be used as one large 6-bed house or indeed split into 2 parts (perfect for extended family living or if someone is looking for a holiday rental income).

The first part of the property is comprised of a huge lounge of 68m<sup>2</sup> with wood-burner, patio doors onto a terrace area and a good-sized office area too. The open plan feel then flows through to a kitchen-diner of 27m<sup>2</sup> with a store-room / laundry room to the rear. Upstairs a large landing leads to three double bedrooms (one with dressing room), a family bathroom and a further huge bedroom of 26m<sup>2</sup> with an en-suite bathroom.

The second part of the property, accessible via a separate front door or via an internal partition doorway, is made up of a large open-plan kitchen/lounge/diner on the ground floor with wood-burner and under-stairs cupboard. Upstairs a landing leads to two bedrooms, both with en-suite shower rooms.

Outside the large garden is laid mainly to lawn with a range of fruit trees and includes a well. In terms of outbuildings there is an open hangar of 120m<sup>2</sup>, a garage and a small outbuilding too.

Price including agency fees : 379 480€

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Buyer commission included: 6%



