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## Beautiful, Spacious And Versatile Stone House Tucked Away Close To Ruffec,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 6 Beds \* 4 Baths

€376,800

Ref: R6694

Beautiful stone house, six bedrooms, ideally situated in the country but just a few minutes from Ruffec with all its amenities, market, train station and schools etc. Previously set up as a large family home with an independent and successfully run gîte / Bandcamp;B. A large fenced garden with a well-stocked orchard offering a variety of fruits, open barn ideal for storage or shady parking for several cars. Renovated by local artisans over the last 17 years with quality material. Quiet setting and country walks available on your doorstep. MAIN HOUSE Ground floor -Fitted kitchen (27m<sup>2</sup>): wooden floor -Living room (68m<sup>2</sup>): wooden floor, bay window, wood burner, exposed stones -Laundry room (9m<sup>2</sup>): tiled floor, hot water tank new in 2022 1st floor -Landing (21m<sup>2</sup>): carpet -Bedroom 1 (14m<sup>2</sup>) with dressing room (4m<sup>2</sup>): carpet, exposed stone (possibility to convert into a shower room) -Bedroom 2 (15m<sup>2</sup>): carpet, stone and exposed beams -Bedroom 3 (15m<sup>2</sup>) : carpet, exposed beams -Bathroom (8m<sup>2</sup>): ti



## Property Description

Beautiful stone house, six bedrooms, ideally situated in the country but just a few minutes from Ruffec with all its amenities, market, train station and schools etc. Previously set up as a large family home with an independent and successfully run gîte / Bandcamp;B. A large fenced garden with a well-stocked orchard offering a variety of fruits, open barn ideal for storage or shady parking for several cars.

Renovated by local artisans over the last 17 years with quality material. Quiet setting and country walks available on your doorstep.

### MAIN HOUSE

#### Ground floor

- Fitted kitchen (27m<sup>2</sup>): wooden floor
- Living room (68m<sup>2</sup>): wooden floor, bay window, wood burner, exposed stones
- Laundry room (9m<sup>2</sup>): tiled floor, hot water tank new in 2022

#### 1st floor

- Landing (21m<sup>2</sup>): carpet
- Bedroom 1 (14m<sup>2</sup>) with dressing room (4m<sup>2</sup>): carpet, exposed stone (possibility to convert into a shower room)
- Bedroom 2 (15m<sup>2</sup>): carpet, stone and exposed beams
- Bedroom 3 (15m<sup>2</sup>) : carpet, exposed beams
- Bathroom (8m<sup>2</sup>): tiled floor, washbasin, bidet, WC, bath with shower above
- Bedroom 4 (26m<sup>2</sup>) parquet flooring with en-suite bathroom (5m<sup>2</sup>): tiled floor, WC, washbasin, bath with shower  
(Access to the gîte from this bedroom is possible offering extra flexibility to incorporate this room into the gîte if required)

### GITE

#### Ground floor

- Living room (43m<sup>2</sup>): tiled floor, wood burner, fitted kitchen, exposed stone, new hot water tank in 2022

#### 1st floor

- Bedroom 1 (11m<sup>2</sup>) with en-suite shower room (3m<sup>2</sup>): wooden floor, exposed stonework; wood floor, WC, shower, washbasin
- Bedroom 2 (11m<sup>2</sup>) with en-suite shower room (4m<sup>2</sup>): wooden floor, exposed stones; wood floor, WC, shower, washbasin

### EXTERIOR

- Garage for one car
- Open barn with space for five cars
- Above ground swimming pool
- Well
- Enclosed grounds suitable for a dog
- Orchard (walnut, cherry, plum, apple, hazelnut, pear)



## Gallery

