



Beautiful Village House With A Gite,

€263,940

16240, Ruffec, Charente, Nouvelle-Aquitaine

Ref: R6716

* Available * 3 Beds * 3 Baths

This attractive village property, comprising a main house and a gite/annexe, has a boulangerie, bar/restaurant, school and post office within walking distance, and is only around 10 minutes from Ruffec which has all amenities including a main-line train station. The main house is a spacious 166m², and the lovely one-bedroomed gite, which is all on one-level, is ideal for a single person or a couple, and offers the prospect of an income stream. There is a lovely courtyard/garden with mature plants, various outbuildings including a large open-fronted hangar which is ideal for parking a motorhome, and a large barn. The property benefits from double glazing, and in detail comprises :- MAIN HOUSE Ground floor : Entrance (22m²) Tiled floor. Storage cupboards/cloakroom Fitted kitchen (20m²) With a range of units and a centre island and plumbing for a dishwasher. Wooden floor and beams. Fireplace (not in use) Dining-room (15m²) Carpet (wooden floor underneath), beams and fireplace (not curren

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

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The main house is a spacious 166m², and the lovely one-bedroomed gite, which is all on one-level, is ideal for a single person or a couple, and offers the prospect of an income stream.

There is a lovely courtyard/garden with mature plants, various outbuildings including a large open-fronted hangar which is ideal for parking a motorhome, and a large barn.

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MAIN HOUSE

Ground floor :

Entrance (22m²) Tiled floor. Storage cupboards/cloakroom

Fitted kitchen (20m²) With a range of units and a centre island and plumbing for a dishwasher. Wooden floor and beams. Fireplace (not in use)

Dining-room (15m²) Carpet (wooden floor underneath), beams and fireplace (not currently in use)

Lounge (21.5m²) with a fireplace and wood burner

Rear hallway (4m²) leading to a room (5.5m²) housing the boiler and water heater, and with doors to the garden

Shower room (2.5m²) with wc and basin

Upstairs :

Landing (3m²)

Bedroom 1 (20m²) with a walk-in dressing room (15m²) with carpet and a range of wardrobes

Master bedroom (21.5m²) Wooden floor. Walk-in dressing room (4m²) and en-suite bathroom (9m²) with a vanity unit, wc and heated towel rail

Shower room (3.5m²) Tiled floor. Shower, wc and vanity unit

GITE (sold partly furnished)

Open-plan living-room/dining-room (25m²) with a fitted corner kitchen. Wooden floor, beams and exposed stone walls. Fireplace with a woodburner

Bedroom (15m²) with a built-in wardrobe, and en-suite shower room

Attic space above (approx. 60m²) and storerooms behind (22m² and 5m²), providing scope for development of the gite

Outside :-

Large open hangar (approx. 90m²)

Large barn (approx. 175m² footprint) with a partial attic above (40m²) Concrete floor

Small open fronted barn with access to the storerooms and attics

Small outbuildings (utility room with the oil tank, and a potting shed

Courtyard with mature shrubs and bushes, fruit tress and vegetable plot

Gallery

