



Gorgeous village house with 4 bedrooms, 2 bathrooms, 3 reception rooms, barns, gardens - close to bakery and restaurant

Beautifully presented and traditional village house. Large courtyard garden, outbuildings, allotment, 3 reception room, cellar, 4 bedrooms 2 bathrooms, 5 mins Ruffec.

Town:	Ruffec
Dept:	Charente
Plot size (m2):	1000
Habitable (m2):	140
Bedrooms:	4
Bathrooms:	2
16582SBY16	€ 189 000

If you are on the hunt for a village house where you can walk to the bakery, the bar restaurant and even the primary school, and comfortably house the whole family, then you really have found your match here. This property was one of the original properties in the village and the village has been centred around it - it really is at the heart of things.



The garden is a large walled courtyard garden with parking area. There are 2 barns, both in good condition and one with a large ?coaching? porch. An old house is sited next to one of the barns too and still has its fireplace and kitchen sink! A large allotment is also an excellent place to grow your fruit and vegetables or keep your chickens.

Entering through the front door, the house really shows its history with original staircase in the entrance hall rising to the first floor. To the right a large living room, double aspect with woodburning stove. The original sink and 'potager' have been carefully retained and there are revealed stone walls. To the left is the dining room, a lovely square room with fitted kitchen beyond. The kitchen is a lovely bright room and has room for a breakfast table. A door from the kitchen takes us . . .

